

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A 160 FT TALL COMMUNICATION TOWER IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT) AT 2780 MYSTIC LAKE DRIVE; TBCOM PROPERTIES, LLC / JOHN MCGINTY / PIONEER LAND USE SERVICES, APPLICANTS.

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT:** 7430

Agenda Date 04-26-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A 160 FT TALL COMMUNICATION TOWER IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT) AT 2780 MYSTIC LAKE DRIVE; TBCOM PROPERTIES, LLC / JOHN MCGINTY / PIONEER LAND USE SERVICES, APPLICANTS; OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A 160 FT TALL COMMUNICATION TOWER IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT) AT 2780 MYSTIC LAKE DRIVE; TBCOM PROPERTIES, LLC / JOHN MCGINTY / PIONEER LAND USE SERVICES, APPLICANTS; OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	TBCOM PROPERTIES, LLC / JOHN MCGINTY / PIONEER LAND USE SERVICES, APPLICANTS 2780 MYSTIC LAKE DRIVE	PUD DCA FOR MYSTIC COVE APARTMENTS; LDC SECTION 30.1364(B) PERFORMANCE STANDARDS (MINIMUM SEPARATION FROM OFF-SITE USES / DESIGNATED AREAS)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO LEASE THE SUBJECT PROPERTY IN ORDER TO CONSTRUCT A 160 FT TALL MONOPOLE COMMUNICATION TOWER. • THE SUBJECT PROPERTY COMPRISES A PART OF "TRACT A" OF THE MYSTIC COVE PUD, WHERE COMMUNICATION TOWERS ARE ALLOWED BY SPECIAL EXCEPTION. • THE REMAINDER OF "TRACT A" IS OCCUPIED BY MULTI-FAMILY DEVELOPMENT (APARTMENTS). • THE MINIMUM SEPARATION DISTANCE BETWEEN THE PROPOSED TOWER AND NEARBY TOWERS HAS BEEN SATISFIED; NO VARIANCES FROM MINIMUM SEPARATION BETWEEN THE PROPOSED TOWER AND EXISTING TOWERS IN THE AREA ARE REQUIRED. 	

	<ul style="list-style-type: none">• MINIMUM SEPARATION DISTANCE FROM A TOWER TO ANY PROPERTY WITH RESIDENTIAL ZONING, FUTURE LAND USE (FLU) OR USE IS DEFINED AS 300 PERCENT OF THE PROPOSED TOWER HEIGHT (OR 160 FT X 3 = 480 FT), MEASURED FROM THE OUTER EXTREMITY OF THE BASE OF THE TOWER TO THE PROPERTY LINE OF THE PARCEL ON WHICH THE RESIDENTIAL DEVELOPMENT OCCURS. FOR THE PROPOSED 160 FOOT TOWER, THE LAND DEVELOPMENT CODE REQUIRES A MINIMUM SEPARATION DISTANCE OF 480 FT BETWEEN THE BASE OF THE TOWER AND THE ABUTTING TRACT TO THE WEST, SOUTH AND EAST (MYSTIC COVE APARTMENTS).• SECTION 30.1364(B)(3) OF THE LAND DEVELOPMENT CODE ALLOWS THE PLANNING MANAGER TO REDUCE SEPARATION DISTANCES WITH WRITTEN CONSENT OF PROPERTY OWNERS WITHIN THE SEPARATION DISTANCE. THE ATTACHED LETTER OF SUPPORT SERVES AS AN AUTHORIZATION FOR THE PLANNING MANAGER TO REDUCE THE MINIMUM SEPARATION DISTANCE FROM 480 FT TO 39.33 FT TO THE WEST, 480 FT TO 26.83 FT TO THE SOUTH, AND 480 FT TO 31.92 FT TO THE EAST; NO VARIANCES FROM MINIMUM SEPARATION BETWEEN THE PROPOSED TOWER AND THE ABUTTING RESIDENTIAL TRACT ARE REQUIRED.																								
ZONING & FLU	<table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><th>SITE</th><th>PUD</th><th>HIP-TR</th><th>VACANT</th></tr><tr><td>NORTH</td><td>A-1</td><td>OFFICE</td><td>S.R. 417 (GREENEWAY)</td></tr><tr><td>SOUTH</td><td>A-1</td><td>HIP-TR</td><td>MULTI-FAMILY</td></tr><tr><td>EAST</td><td>A-1</td><td>OFFICE</td><td>VACANT</td></tr><tr><td>WEST</td><td>A-1</td><td>HIP-TR</td><td>MULTI-FAMILY</td></tr></table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	PUD	HIP-TR	VACANT	NORTH	A-1	OFFICE	S.R. 417 (GREENEWAY)	SOUTH	A-1	HIP-TR	MULTI-FAMILY	EAST	A-1	OFFICE	VACANT	WEST	A-1	HIP-TR	MULTI-FAMILY
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EAST	A-1	OFFICE	VACANT																						
WEST	A-1	HIP-TR	MULTI-FAMILY																						
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE TREND OF DEVELOPMENT IN THIS AREA (EAST OF S.R. 417) HAS INCLUDED THE CONVERSION OF VACANT AGRICULTURAL TRACTS TO MULTI-FAMILY AND OFFICE DEVELOPMENT. WITHIN THE HIP-TR (HIGHER INTENSITY PLANNED – TRANSITIONAL) FLU, THE EXISTING PUD ZONING IS ALLOWABLE.</p> <p>THE MYSTIC COVE PUD IS COMPRISED OF “TRACTS A & B”,</p>																								

WHICH RESPECTFULLY ALLOW ALL PERMITTED AND SPECIAL EXCEPTION USES OF THE R-4 AND C-1 DISTRICTS AS STATED IN THE DEVELOPER'S COMMITMENT AGREEMENT (DCA). THE SUBJECT PROPERTY COMPRISES A PART OF "TRACT A", WHICH ALLOWS PERMITTED AND SPECIAL EXCEPTION USES PERMITTED IN THE R-4 DISTRICT. COMMUNICATION TOWERS ARE PERMITTED BY SPECIAL EXCEPTION IN THE R-4 DISTRICT, WHICH EXPLAINS THE REASON FOR THE REQUEST.

THE PROPOSED TOWER IS REQUIRED TO COMPLY WITH SECTION 30.1364 (COMMUNICATION TOWER PERFORMANCE STANDARDS) OF THE LAND DEVELOPMENT CODE, WHICH PRESCRIBES MINIMUM STANDARDS FOR LOCATION & DESIGN TO ACHIEVE THE FOLLOWING POLICY OBJECTIVES:

- *TO ACCOMMODATE THE GROWING NEED FOR COMMUNICATION TOWERS.* THE SUBMITTED PROPAGATION MAPS, WHICH ARE CONSISTENT WITH THE COUNTY'S INVENTORY OF EXISTING TOWER SITES, DEPICT A VISUAL NEED FOR COMMUNICATION SERVICE IN THE GENERAL VICINITY OF THE PROPOSED TOWER LOCATION.
- *TO ENCOURAGE & DIRECT THE LOCATION OF COMMUNICATION TOWERS IN THE COUNTY TO THE MOST APPROPRIATE LOCATIONS.* THE PROPOSED TOWER OBSERVES THE MINIMUM SEPARATION DISTANCES REQUIRED BETWEEN COMMUNICATION TOWERS AND ABUTTING RESIDENTIAL USES, WITH THE EXCEPTION OF THE MYSTIC COVE APARTMENTS TO THE SOUTH, IN WHICH THE OWNERS HAVE INDICATED THEIR SUPPORT OF THE APPLICATION. BASED ON THIS DETERMINATION, ALONG WITH THE ESTABLISHED MULTI-FAMILY, OFFICE AND COMMERCIAL ZONING EAST OF S.R. 417, THE PROPOSED LOCATION APPEARS TO BE APPROPRIATE FOR A COMMUNICATION TOWER FACILITY.
- *TO PROTECT RESIDENTIAL AREAS & LAND USES FROM THE POTENTIAL ADVERSE IMPACTS OF COMMUNICATION TOWERS THROUGH SOUND & PRACTICAL DESIGN.* AS PREVIOUSLY STATED, THE PROPOSED TOWER WOULD OBSERVE THE MINIMUM SEPARATION DISTANCES FROM RESIDENTIAL PROPERTIES, WITH THE EXCEPTION OF THE ABUTTING MYSTIC COVE TRACT TO THE WEST, SOUTH AND EAST, WHICH IS ZONED PUD WITH

PERMITTED AND SPECIAL EXCEPTION R-4 DISTRICT USES.

- *TO AVOID POTENTIAL DAMAGE TO ADJACENT PROPERTIES THROUGH SOUND ENGINEERING & PLANNING.* A SEALED STATEMENT FROM A STRUCTURAL ENGINEER CERTIFYING THAT THE FALL RADIUS OF THE PROPOSED TOWER WOULD NOT ADVERSELY IMPACT ADJACENT PROPERTIES HAS BEEN PROVIDED.
- *TO PROMOTE & ENCOURAGE SHARED USE OF EXISTING & NEW COMMUNICATION TOWER SITES & TOWERS AS A PRIMARY OPTION.* WHILE THE SUBMITTED PROPAGATION MAPS DEPICT A DEFICIENCY IN COMMUNICATION SERVICE FOR THE AREAS PROXIMATE TO THE PROPOSED TOWER LOCATION, THE APPLICANTS HAVE YET TO SUBSTANTIATE (THROUGH AN RF ENGINEER'S STATEMENT) WHY THE DESIRED 160 FT TOWER HEIGHT IS NECESSARY TO ACHIEVE THE COVERAGE AND/OR CAPACITY GOALS OF THE FIVE (5) PROPOSED CARRIERS. FURTHERMORE, THE APPLICANTS HAVE NOT DEMONSTRATED HOW COLLOCATION ALTERNATIVES WERE EXHAUSTED AND DEEMED UNACCEPTABLE FOR MEETING WIRELESS COVERAGE/CAPACITY GOALS IN THE IMMEDIATE AREA.

THE ATTACHED E-MAIL MESSAGE FROM THE SEMINOLE COUNTY COMMUNICATIONS MANAGER SUGGESTS THAT ADDITIONAL INFORMATION SHOULD BE PROVIDED BY THE APPLICANT TO DOCUMENT HOW COLLOCATION EFFORTS WERE EXHAUSTED.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

THE PROPOSED TOWER WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC VOLUMES, SINCE THE FACILITY WOULD BE UNMANNED AND REQUIRE A MINIMUM NUMBER OF VEHICLE TRIPS FOR ROUTINE SERVICE AND MAINTENANCE.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

AS STATED ELSEWHERE IN THIS REPORT, THE HIP-TR (HIGHER INTENSITY PLANNED – TRANSITIONAL) FLU

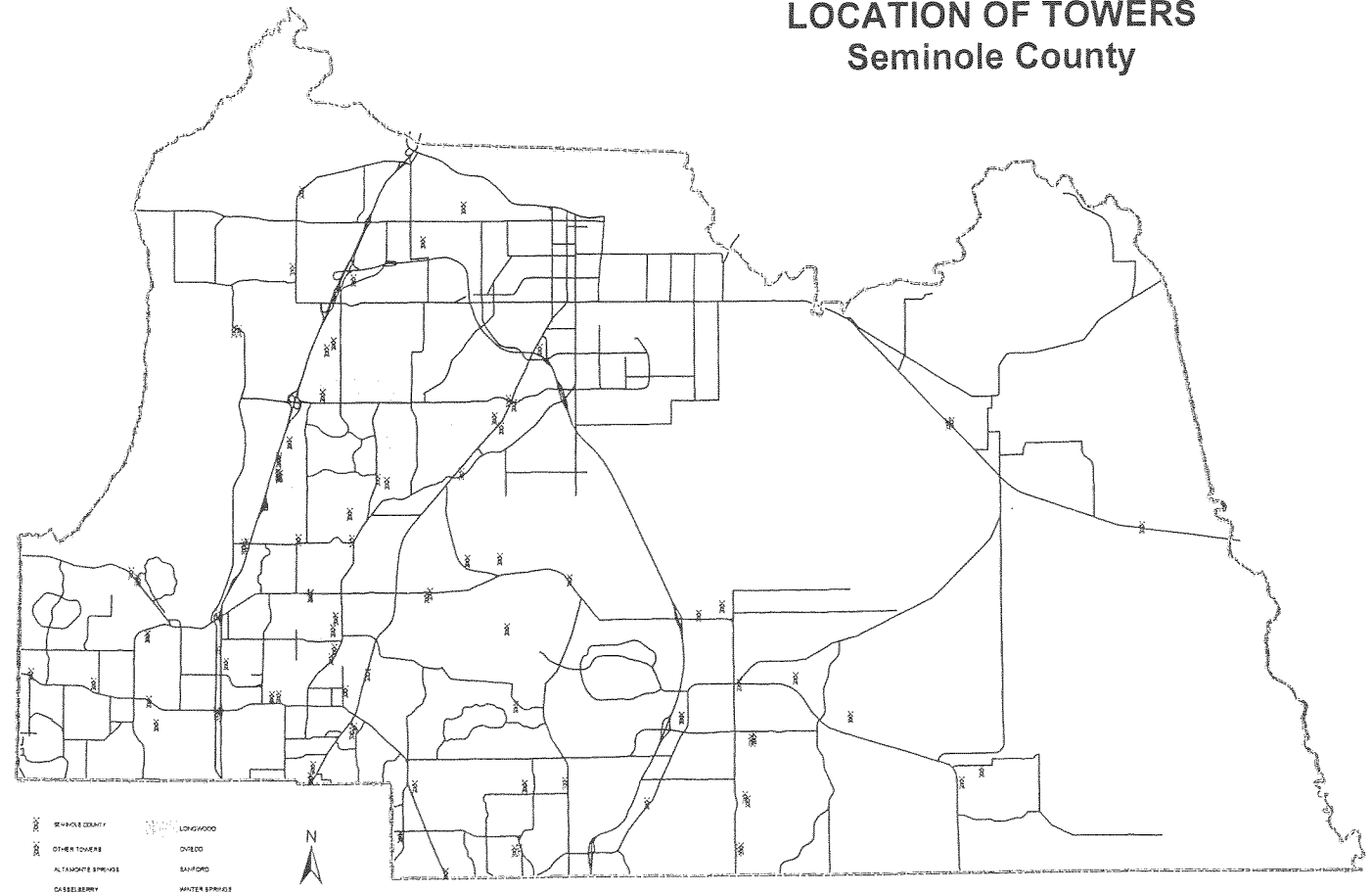
	<p>ALLOWS THE EXISTING MYSTIC COVE PUD ZONING, WHICH EQUATES TO PERMITTED AND SPECIAL EXCEPTION R-4 DISTRICT USES.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED COMMUNICATION TOWER WOULD OBSERVE THE MINIMUM BUILDING SETBACKS OF THE MYSTIC COVE PUD, AS WELL AS THE MINIMUM FENCING AND LANDSCAPING REQUIREMENTS OF THE LAND DEVELOPMENT CODE.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE MYSTIC COVE PUD, COMMUNICATION TOWERS ARE ALLOWED AS SPECIAL EXCEPTION USES. THE EMERGENT TREND OF DEVELOPMENT TOWARD MULTI-FAMILY, OFFICE AND COMMERCIAL DEVELOPMENT EAST OF S.R. 417 HAS DEFINED THE CHARACTER OF THE AREA AS APPROPRIATE FOR THIS TYPE OF FACILITY.</p>
STAFF FINDINGS	<p>STAFF HAS REACHED THE FOLLOWING FINDINGS:</p> <ul style="list-style-type: none">• THE PROPOSED TOWER WOULD NOT BE DETRIMENTAL TO ADJOINING TRANSPORTATION FACILITIES.• THE PROPOSED TOWER WOULD OBSERVE THE MINIMUM SEPARATION DISTANCES AND WOULD NOT BE DETRIMENTAL TO SURROUNDING PROPERTIES.• THE PROPOSED TOWER IS A SPECIAL EXCEPTION IN THE EXISTING MYSTIC COVE PUD; WITH THE IMPOSITION OF THE CONDITIONS RECOMMENDED BY STAFF, THE PROPOSED TOWER WOULD BE COMPATIBLE WITH THE RANGE OF USES ALLOWED IN ABUTTING ZONING DISTRICTS, WHICH INCLUDES MULTI-FAMILY, OFFICE AND COMMERCIAL.• THE APPLICANTS HAVE SUBMITTED DOCUMENTARY EVIDENCE (RADIO FREQUENCY PROPAGATION MAPS AND A SIGNED STATEMENT FROM A RADIO FREQUENCY ENGINEER) TO SUPPORT THE NEED FOR A NEW TELECOMMUNICATIONS FACILITY IN THE GENERAL AREA. HOWEVER, THE APPLICANTS HAVE FAILED TO DEMONSTRATE, NOTWITHSTANDING THE ATTACHED "OPINION LETTERS", WHY THE DESIRED TOWER HEIGHT AND LOCATION ARE NECESSARY TO FURTHER WIRELESS COVERAGE GOALS OR HOW THE SAME COULD BE ACHIEVED THROUGH COLLOCATION ON NEARBY EXISTING TOWER SITES AND/OR UTILITY STRUCTURES.

	<ul style="list-style-type: none">• WHILE THE FINDINGS APPEAR TO SUPPORT THE NEED FOR A COMMUNICATION TOWER ON THE SUBJECT PROPERTY, THE LEGISLATIVE INTENT OF THE LAND DEVELOPMENT CODE FOR PROMOTING SHARED USE OF EXISTING TOWERS THROUGH COLLOCATION HAS NOT BEEN SATISFIED BY THE APPLICANTS.• STAFF HAS DETERMINED THE SUBJECT PROPERTY IS AN ILLEGAL LOT CREATED IN OCTOBER 2003 AND SUBSEQUENT TO THE APPROVAL OF THE AMENDED DEVELOPER'S AGREEMENT FOR MYSTIC COVE, WHICH WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 26, 2002. THE SUBJECT PROPERTY WAS ORIGINALLY A PART OF MYSTIC COVE "TRACT A", WHERE THE APPROVED PERMITTED USES WERE ESTABLISHED TO BE CONSISTENT WITH THOSE OF THE R-4 DISTRICT. SINCE THE MINIMUM STANDARDS FOR LOT SIZE AND DENSITY IN THE R-4 DISTRICT ARE DETERMINED BY THE BCC AND THE SUBJECT PROPERTY WAS CREATED SUBSEQUENT TO THE ORIGINAL BCC DECISION THAT AFFECTED THE SAME, THE SUBJECT PROPERTY THEREBY FAILS TO CONFORM TO THE REQUIREMENTS OF THE PUD DISTRICT IN WHICH IT IS LOCATED WITHOUT THE NECESSITY OF VARIANCE AND IS INELIGIBLE FOR EITHER THE REQUESTED SPECIAL EXCEPTION OR A DEVELOPMENT PERMIT.
STAFF RECOMMENDATION	BASED ON THE FINDING THAT THE SUBJECT PROPERTY IS A ILLEGALLY CREATED LOT THAT FAILS TO MEET THE REQUIREMENTS OF THE PUD IN WHICH IT IS LOCATED, STAFF RECOMMENDS THE BOARD CONTINUE THIS ITEM TO A DATE CERTAIN TO PROVIDE THE APPLICANT WITH THE OPPORTUNITY TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THE TERMS OF THE MYSTIC COVE PUD DEVELOPER'S COMMITMENT AGREEMENT.

ATTACHMENTS: SEMINOLE COUNTY COMMUNICATION TOWER INVENTORY
ZONING & FUTURE LAND USE MAPS
CORRESPONDENCE
LETTERS OF TRANSMITTAL (PROJECT JUSTIFICATION)
RF ENGINEERING STATEMENTS
STRUCTURAL ENGINEER'S STATEMENT
ABUTTING PROPERTY OWNERS' STATEMENTS OF
SUPPORT
E-MAIL MESSAGE FROM SEMINOLE COUNTY
COMMUNICATIONS MANAGER
APPLICATION FOR SPECIAL EXCEPTION
SITE MAP
PROPERTY APPRAISER REPORT
PROPOSED DEVELOPMENT ORDER

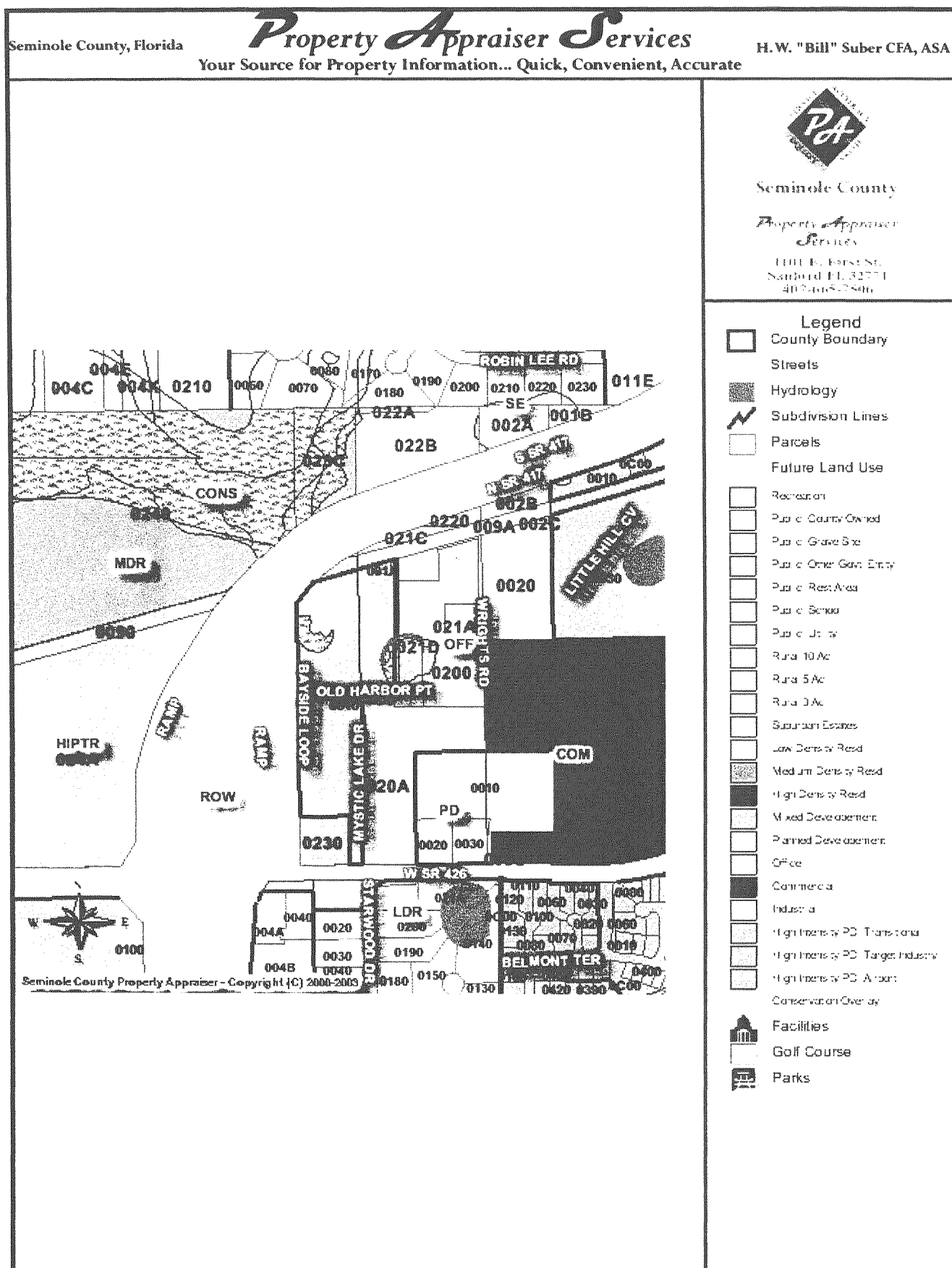
PROPOSED SITE PLANS
PROPAGATION MAPS
PHOTO SIMULATIONS

LOCATION OF TOWERS
Seminole County



SEMINOLE COUNTY
OTHER TOWERS
ALTAIR/STARS SERVICES
CASSELBERRY
LAKE MARY
LONGWOOD
DULDO
SANFORD
WINTER SPRING
Indicates a variety of Public and Private Microwave and Cell Towers
Source: DNR, Seminole County GIS Team Coverage, September 8, 2003

<http://simon03.scpafl.org/servlet/com.esri.esrimap.Esrimap?ServiceName=overview> small... 3/30/2004



Pioneer Land Use Services, LLC

2006 East Washington Street Orlando Florida 32803 (407) 435-8529 fax (407) 895-3757

M A R C H 2, 2004

Seminole County Board of Adjustment
Planning and Development Department
1101 East First Street, Room 2202
Sanford, FL 32771

RE: TBCOM PROPERTIES, LLC REQUESTS AN APPROVAL OF A 160' MONOPOLE COMMUNICATION TOWER FACILITY.

Dear Staff,

Enclosed you will find all the information necessary to support a request to allow TBCOM Properties, LLC to erect a 6 carrier 160' monopole communication tower located in Seminole County. The proposed communication facility will utilize a 5,540 square foot portion of property owned by Johnny Wilson, by virtue of a QUIT CLAIM DEED from the parent tract owner Fox Chase Partners, LTD for the sole purpose of erecting and maintaining a communication tower. The property is located on the north side of the Mystic Cove Apartments just south of SR 417. The GPS coordinates are NAD 83 N 28-27-25.11 and W 81-15-18.47. The property address is 2780 Mystic Lake Dr. and the Tax ID # is 31-21-31-514-0000-0010. The property is currently zoned PUD and the owner is requesting approval of the communication tower utilizing the Special Exception approval process. The TBCOM Properties, LLC project name is "TB105 – Jeff Young".

The proposed telecommunications facility is necessary in order to provide wireless services to the community of Seminole County. T-Mobile will be the anchor tenant and has entered into a lease agreement with TBCOM Properties, LLC. The tower will be designed to accommodate five (5) additional carriers, thus reducing the need for future towers in the area. TBCOM Properties, LLC will work with all licensed wireless carriers and negotiate in good faith to lease space on the tower. At this time, Sprint has expressed interest in collocating on the proposed tower. The T-Mobile lease and a letter of intent from Sprint is included this application package.

Like traditional cellular phone systems T-Mobile and Sprint operate on a "grid" system whereby overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both height and location of the telecommunication facility. Based on a computerized engineering study which takes into account, among other things, local population density, traffic patterns, tree density and topography, T-Mobile and Sprint's RF engineers have identified the necessary location for a communication tower facility in the this area.

Ingress and egress to the tower location shall be provided by a fifteen (15) foot easement noted on the enclosed site plan. The site is entirely self-monitored by sophisticated computers that connect directly to a central office and alert personnel to equipment malfunction or breach of security. It is anticipated that a RF technician will visit the site one to two times per month. The site requires standard 200-amp electrical service and no water or sewer service is required, therefore the impact on Seminole County's infrastructure will be minimal. No smoke, odor or other nuisances will be generated by the proposed communication tower facility so there shall be no negative environmental impact. The wireless technology does not interfere with radio, television or other communications signals.

As demonstrated in the site plan the project meets all Seminole County setbacks as they relate to communication towers. The tower will be of a standard galvanized finish and the antennas will be of a neutral color. The tower shall be constructed in accordance with the most current EIA/TIA 222-F standards, all Seminole County construction and building codes, and all applicable Federal and State laws. TBCOM Properties, LLC will comply with all FAA lighting requirements and no additional lighting will be installed other than that required by the FAA.

TBCOM Properties, LLC respectfully requests the Seminole County Board of Adjustment approve the proposed 160' communication tower based on the information stated above and the following findings:

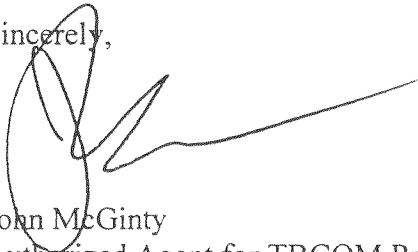
- a. A 160' communication tower facility is not detrimental to the character of the area or inconsistent with trends of development in the area. The tower facility will be located at the rear of a long and narrow apartment complex property near SR 417. It will be surrounded by agricultural and conservation type properties. This type of infrastructure is critical for the future development in the area.
- b. The proposed communication tower facility has no adverse effects on existing traffic patterns. The facility is unmanned and will require an RF technician to visit the facility once per month.
- c. The proposed communication tower is consistent with Seminole County's Vision 2020 Comprehensive Plan
- d. The proposed communication tower facility meets all requirements of the Land Development Code relating to Communication Towers, specifically Section 29, Performance Standards, and Section 30, Design Criteria.
- e. The proposed communication tower facility will not adversely affect the public interest. Benefits to be derived from this communication tower will be the ability of law enforcement officials to respond faster to car crashes, aggressive and impaired drivers, robberies, incidents of domestic violence and similar emergencies. Communication towers provide the infrastructure that supports new jobs, economic growth and additional revenue for the public safety department.

Please find the contact information for all parties below:

<u>Owner</u>	<u>Applicant</u>	<u>Agent</u>
Johnny Wilson 2710 Wrights Rd. Oviedo, Fl 32765	TBCOM Properties, LLC Tim O'Shaughnessy 1133 Louisiana Ave. #114 Winter Park, Fl 32789	Pioneer Land Use Services John McGinty 2006 E Washington St. Orlando, Fl 32803
phone (407) 677-7300 fax (407) 677-0844	phone (407) 622-1377 fax (407) 622-2181	phone (407) 435-8529 fax (407) 895-3757

Should you have any questions regarding this submitted package or require any further information please call me at (407) 435-8529.

Sincerely,



John McGinty
Authorized Agent for TBCOM Properties, LLC

Pioneer Land Use Services, LLC

2006 East Washington Street Orlando Florida 32803 (407) 435-8529 fax (407) 895-3757

APRIL 6, 2004

Seminole County Board of Adjustment
Planning and Development Department
Att: Earnest McDonald
1101 East First Street, Room 2202
Sanford, FL 32771

**RE: ADDITIONAL INFORMATION FOR SPECIAL EXCEPTION PROJECT #
04-32000006.**

Dear Mr. McDonald,

Please find the attached supporting documentation regarding request to allow TBCOM Properties, LLC to erect a 6 carrier 160' monopole communication tower located on the west side of Mystic Lake Drive and the east side of Bayside Loop in Seminole County. The property address is 2780 Mystic Lake Dr. and the Tax ID # is 31-21-31-514-0000-0010. The attached information is provided per the request of staff.

Please find the following information pertaining to each staff comment:

1. Maps depicting "in building" and "out of building" propagation for all existing towers in the immediate vicinity and the proposed tower. **Propagation maps from Sprint and T-Mobile are included in this submittal package.**
2. An RF Engineer's statement, which demonstrates the need for the proposed tower at the desired height and location. **A letter from the T-Mobile and Sprint Engineer is included in this submittal package.**
3. An RF Engineer's statement, which suggests how collocation opportunities have been exhausted and deemed unacceptable for meeting wireless coverage goals in the immediate area. **A letter from the T-Mobile Engineer is included in this submittal package.**
4. Engineering and safety information demonstrating the safe performance of the tower in the event of structural failure or collapse. **The tower will be designed to collapse within 30' of the base of the tower. A letter from an Engineer stating the exact fall radius will be submitted prior to the Board of Adjustment hearing.**
5. Photo simulation to depict how the proposed tower will assimilate into the surrounding land use. **A balloon test was conducted on 4/6/04. A 5' balloon was flown at 155' to provide a reference point for the photo simulations. The simulations are prepared with the understanding of visual impact from surrounding property owners as the**

basis for the study. Please note the balloon was not visible from the corner of Aloma and Legacy Lane and further east. A photo simulation is being prepared from three locations and will be submitted at the DRC meeting.

6. Variances from 480 feet to 32.83 feet to the south, 480 feet to 39.33 feet to the west and 480 feet to 31.92 feet to the east are required to reduce the minimum separation distance between the base of the proposed tower and the abutting Mystic Cove property. The required separation distance can be reduced by the Planning Manager with the written consent of the property owner of Mystic Cove, which is referenced by the Property Appraiser's office as Fox Chase Partners, LTD. **A letter of support from Fox Chase Partners, LTD is included in this submittal package.**

Additional, two letters of support from surrounding property owners are also included in this submittal package.

Should you have any questions regarding this submitted package or require any further information please call me at (407) 435-8529.

Sincerely,

A handwritten signature in black ink, appearing to read 'John McGinty', with a stylized flourish extending to the right.

John McGinty
Authorized Agent for TBCOM Properties, LLC

TBCOM PROPERTIES, LLC

1133 Louisiana Avenue • Suite 114 • Winter Park, FL 32789 • (407) 622-1077 Office • (407) 622-2181 Fax

LETTER OF AUTHORIZATION

Re: Zoning and Building Permit Applications and Approvals

TBCOM Properties, LLC does hereby appoint John McGinty of Pioneer Land Use LLC, and it's agent for the purpose of negotiating with land owners to lease property, completing and submitting any applications for zoning approvals, land use, special use, and submitting building permit applications.

Should you have any questions, please call (407)-622-1377

Sincerely,

Timothy O'Shaughnessy

Timothy O'shaughnessy
TBCOM Properties, LLC
1133 Louisiana Ave Ste 114
Winter Park, Florida 32789



Eugenia T Baldwin
My Commission CC994592
Expires March 09, 2005

State Of Florida
County Of Orange

Signed and Sworn before me this 4 day of March, 2004

Notary Public *Eugenia T Baldwin*



Thursday, April 15, 2004

Seminole County Planning Department

RE: Site E451 RF Letter of Intent and Service Coverage Need.

To Whom It May Concern,

TBCOM Properties, LLC has submitted an application to build a 155' communications tower located in Seminole County at N28° 37' 24.5" and W81° 15' 18". T-Mobile proposes to locate its equipment on TBCOM Properties, LLC with an Antenna Center line located at the 150' level on the this tower.

This letter is to address T-Mobile's coverage plan in Seminole County. T-Mobile's plan is to provide commercial, in-building coverage in urban areas, residential, in-building coverage in suburban areas, and on-street coverage in rural areas. Typically, T-Mobile will strategically use a cell spacing of 1-2 miles in urban areas, 1.5-3 miles in suburban areas, and 4-8 miles in rural areas. However, depending upon the mounting heights available for the antennas at various locations, the distance between proposed sites in this service plan may vary.

T-Mobile's antenna centerline on this tower needs to be located at a minimum of 150' to provide continuous coverage to service the local and adjoining residential and commercial community in and around the proposed tower location. With a lower ACL than 150' the coverage from the proposed tower and the coverage from our existing sites adjacent to the proposed tower will not connect. This will create "coverage holes" and also create a possible need for additional tower sites between the proposed tower and our existing tower locations. If that need is created then the tower spacing distance in our design will need to decrease to half of the current tower spacing distance. Adding needless towers is not our main goal and is more expensive to a wireless carrier to build. We attempt to keep our antenna centerline on all towers at the lowest possible height without opening up coverage holes and thereby eliminating the need to add more towers to our network in that targeted search area.

The desired antenna height will allow us to provide Residential and mobile coverage at and along the SR417, Greenway and SR426, Aloma Rd. interchange area. As well as providing continuous Residential coverage from our existing footprint to all the neighborhoods north along Tuskawilla Rd. and west and north east along Aloma Rd. It also increases our coverage to the west side of Lake Georgia.

Respectfully,

Dan Babilla
Senior RF Engineer
T-Mobile USA



Technical Services &
Network Operations
Orlando BTA

Sprint PCS™
360 Lake Destiny Drive
Orlando, FL 32810
Voice 407 475 1900
Fax 407 475 1919

March 29, 2004

Mr. Bill Tudor
President
TBCOM Properties
1133 Louisiana Ave Ste 114
Winter Park, Florida 32789

Re: Letter of Intent from Sprint PCS for Tower location TB105 - Site Name J-Young

Dear Mr. Tudor

We wish to formally advise TBCOM Properties LLC that Sprint PCS is interested in co-locating on your tower located behind Mystic Cove Apartments tower known as TB105 J-Young.

It is our desire to co-locate 145ft level on your monopole. It is our understanding that we will be able to utilize a standard 1 5/8 inch Co-axial cable, and there will be sufficient ground space within the proposed lease parcel to accommodate our standard set of equipment cabinets. Any assistance that we may need during the project permitting process is available upon your request.

Sincerely,

A handwritten signature in black ink, appearing to read "David Coniglio".

David Coniglio
RF Engineer
Sprint PCS Central Florida Market.



April 5, 2004

To Whom It May Concern,

The site in question, E451-B, is required by T-Mobile USA at the requested height and location to meet our customers' need for reliable wireless telecommunication services inside their homes and places of business. Our current service in this area only provides our customers with outdoor and in-vehicle connectivity for their wireless devices.

Respectfully,

A handwritten signature in black ink, appearing to read 'James Campbell'.

James Campbell
RF Engineer
Orlando, FL Market
T-Mobile USA



April 5, 2004

To Whom It May Concern,

All co-location options have been exhausted for this search area as our network design process requires us to seek out all suitable co-location candidates prior to approving the construction of a new tower.

Respectfully,

A handwritten signature in black ink, appearing to read 'James Campbell'.

James Campbell
RF Engineer
Orlando, FL Market
T-Mobile USA



April 8, 2004

TBCOM, Inc.
1113 Louisiana Ave.
Winter Park, FL 32789

Reference: Structural Integrity of a 155' (extendable to 175') EEI Monopole in Oviedo, FL.
EEI Project 04-0659. Site name *Jeff Young*.

To whom it may concern:

In response to an inquiry regarding the design and anticipated reliability of a 155' (extendable to 175') monopole structure, to be installed in Oviedo, Seminole County, FL EEI would like to offer the following comments:

- 1) An EEI monopole structure is designed to meet the requirements of the ANSI TIA/EIA 222-F design code titled *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*. It also meets or exceeds the requirements of *Florida Building Code. 2003 International Building Code* and the *Manual of Steel Construction, ASD Ninth Edition*, by the American Institute of Steel Construction. Furthermore, the foundation and anchor bolts meet the requirements of the American Concrete Institute's *Building Code Requirements for Structural Concrete* (ACI 318-02.) The pole itself is also designed to meet the provisions of the American Society of Civil Engineers (ASCE) *Design of Steel Transmission Pole Structures*, which was originally published in 1973 and most recently updated in 1990.
- 2) The referenced above monopole was analyzed to support up to five (5) carriers with (6)-6 sf panel antennas at 135', 145', 155', 165', and 175' elevations and installed on t-arm arrays. The upper two carriers will be installed on the proposed extension. The monopole is hot-dip galvanized.

The monopole was analyzed in accordance with TIA/EIA-222F (effective June, 1996), which uses *the fastest-mile* wind design approach, versus a 3-second gust approach used by FL IBC. A basic *fastest-mile* wind speed of 100 *mph* was used to design the monopole. Note, that TIA/EIA-222F (the latest edition) is accepted by Florida Building Code as a referenced standard and the 100 *mph* fastest-mile wind speed is equivalent to a 120 *mph* 3-second gust wind (basic design wind speed per FL BC). The 100 *mph* fastest-mile wind speed exceeds the 50-year maximum anticipated wind velocity at 33 *ft* above ground level. Additional factors are applied to increase the wind loading, *e.g.*, a 1.69 gust response factor to account for sudden changes in wind speed, a height coefficient to account for increasing wind speed with height, and an exposure coefficient. Based on these conservative coefficients, the structure could, in fact, survive even greater wind loads than the basic design wind speed without any failures.

The aforementioned above monopole is designed with the maximum stresses occur at around 138' elevation. Thus, in the case of tower bending, which is highly improbable, the upper 37 feet will lean against the lower portion of the monopole, thus no debris will be distributed outside the called "fall-down" zone of 30 feet.

- 3) The monopole structure design is controlled by wind-induced loads. Vertical loads (*i.e.*, gravity loads) are minimal on these types of structures, approximately 5% of the maximum capacity.
- 4) The design and loading assumptions that are used for the analysis of these structures are very conservative in nature when compared to other building codes, as a result, structural failure is highly improbable. Failure of a monopole structure is defined as being that point at which the induced stresses exceed the yield strength of the material. At this point, deflections will be induced in the structure, which will no longer be recoverable, once the load has been removed. Hence, a permanent deflection in the monopole would exist.
- 6) The induced loads must be sustained for a long enough period in order that the structure has time to respond to the load without its removal. Monopoles are flexible, forgiving structures that are not generally susceptible to damage by impact loads such as wind gust or earthquake shocks. As the structure leans from the induced loads, it presents a markedly reduced exposure area for the development of wind-induced forces. This would result in the lowering of the applied forces and, therefore, the reduction of stresses and a halting of the structural deflection.
- 8) The typical consequence of a structural overloading is "local buckling" where a relatively small portion of the shaft distorts and "kinks" the steel. Upon the removal of the applied load, the structure will not return to a plumb position. This does not cause a free falling pole. Even though the buckle exists, the cross section of the pole is cable of carrying the entire vertical load. As a result, wind induced loads could not conceivably bring this type of structure to the ground due to the excellent ductile properties, design criteria, and failure mode.
- 9) Further proof to the integrity of these structure-types is the fact that all EEI monopole structures in the Florida region withstood the direct impact of Hurricane Andrew with absolutely no structural damage reported. Wind loading was reported to be in the range of 100-120 *mph (fastest mile wind)*. Most recently, all EEI monopoles in the Wilmington, NC region withstood the force of Hurricanes Bertha and Fran, which had wind speeds of 105 *mph* and wind gusts of 115 *mph (fastest mile wind; 135 mph 3-second gust)*.
- 10) EEI has never experienced a structural failure due to weathered induced overloading. EEI personnel have over 40 years combined experience in design and fabrication of these types of structures.

In response to your inquiry regarding the quality of steel and fabrication of a monopole structure:

- 1) The monopole is fabricated from ASTM A572 Grade 65 material with a controlled silicon content of 0.06% maximum to promote a uniform galvanized coating. The base plate material is fabricated from A572 Grade 60 material. All plate material meets a Charpy V-Notch toughness requirement of

15 ft-lbs @ -20° Fahrenheit. By meeting the strict toughness requirement, the monopole is best suited to resist the cyclic/fatigue type loading (*i.e.*, wind induced loading) these structures exhibit. Monopoles made of pipe sections or other types of steel do not meet these rigorous requirements. The toughness specification is based on 35 years of taper tubular poles being designed and manufactured for the electrical transmission and communication industries.

- 2) Anchor bolts are fabricated from A615 Grade 75 material. The bolts are 2 ¼" in diameter, made from #18J bar stock. All threads are rolled. Anchor bolts come complete with two (2) A194 Grade 2H hex nuts. The anchor bolt material must also meet a Charpy V-Notch toughness of 15 ft-lbs @ -20° Fahrenheit, to resist the cyclic/fatigue type loading (*i.e.*, wind induced loading) these structures exhibit.

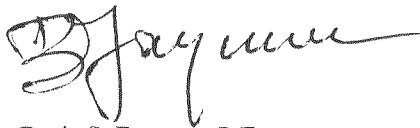
EEI guarantees the quality of steel used on the entire monopole. Material Certifications (Mill Test Reports) are available on all material at the time of fabrication. The toughness requirement should be taken very seriously, for over the lifetime of the structure not having this toughness requirement, "toe" cracks may occur at the base of the structure and the structure could ultimately fail.

Fabrication of the monopole is performed in accordance with the provisions of the AISC *Manual of Steel Construction* and ASCE's *Design of Steel Transmission Pole Structures*. All welding and inspection is in accordance with the American Welding Society's Specification D1.1 - latest revision. Testing and inspection reports are available upon request at the time of fabrication. EEI's monopole fabricator has two important certifications as a quality fabricator, these include: AISC (American Institute of Steel Construction, Inc.) Conventional Steel Structure Certification and QMI ISO 9002-1994.

In conclusion, due to the aforementioned items, monopole structures designed by EEI do not experience or have ever experienced "free fall" type failure due to wind or seismic induced loads. I hope that these comments address the issues that you might encounter relative to the anticipated performance of monopole structures and quality of steel and fabrication. However, I will be most happy to answer any specific questions that you might have.

Sincerely,

Engineered Endeavors, Inc.



Boris S. Fayman, P.E.
Project Engineer



Michael R. Morel, P.E.
Vice President

4/8/04


March 8, 2004

Seminole County Zoning Board
520 West Lake Mary Boulevard
Seminole County, Florida 32773

Re: Proposal 155 ft Communication Tower (TBCOM Properties LLC Site # TB105)

Fox Chase Partners, Ltd. owns the property south and West of the proposed tower site, (Parcel I.D # 31-21-31-514-0000-0010). This letter is to inform the Seminole County zoning committee that Fox Chase Partners, Ltd. is in favor of the proposed 155 ft tower located adjacent to the Property.

Owner: Fox Chase Partners, Ltd., a Florida limited partnership
By: CED Capital Holdings 2002 J, L.L.C., a Florida limited liability company,
its general partner

By: 
Jay P. Brock, Manager

RECEIVED

MAR 30 2004

State of Florida:
County of Seminole:

The foregoing instrument was acknowledged before me this ____ day of March, 2004, by JAY P. BROCK the Manager of CED CAPITAL HOLDINGS 2002 J, L.L.C., A Florida limited liability company, as general partner of FOX CHASE PARTNERS, LTD., a Florida limited partnership, who is personally known to me.


Notary Public (signature)

(Stamp)

MARY ELLEN CARMACK
Notary Public, State of Florida
My Comm. Expires Feb. 12, 2006
Comm. No. DU 093695

Sincerely,

Timothy O'Shaughnessy
ComSoEast, Inc.

March 8, 2004

Seminole County Zoning Board
520 West Lake Mary Boulevard
Seminole County, Florida 32773

Re: Proposal 155 ft Communication Tower (TBCOM Properties LLC Site # TB105)

Our names are Steve and Kristi Wilson and we are the owners of the property located East of the proposed tower site, (Parcel I.D # 31-21-31-300-021D-0000). We are writing to inform the Seminole County zoning committee that we are for the proposed 155 ft tower located next to our property.

Owner: Steve Wilson
Signature: [Signature]
Date: 3-11-04

Witness: [Signature]
Name: JOHN WILSON

Owner: Kristi Wilson
Signature: [Signature]
Date: 3-11-04

Witness: [Signature]
Name: VICKI WILSON

Owner Notary Block:

The forgoing instrument was acknowledge before me this 11th day of March, 2004 by Steve and Kristi Wilson, who are personally known to me.

[Signature]
Notary Public



Cindy M. Hinkley
Commission #DD173142
Expires: Jan 28, 2007
Bonded Thru
Atlantic Bonding Co., Inc

Tim O'Shaughnessy 407-435-0423.

Sincerely,

Timothy O'Shaughnessy
ComSoEast, Inc.

March 8, 2004

Seminole County Zoning Board
520 West Lake Mary Boulevard
Seminole County, Florida 32773

Re: Proposal 155 ft Communication Tower (TBCOM Properties LLC Site # TB105)

My name is Charlotte Wilson and I am the owner of the property located East of the proposed tower site, (Parcel I.D # 31-21-31-300-021D-0000). I am writing to inform the Seminole County zoning committee that I am for the proposed 155 ft tower located next to my property.

Owner: Charlotte Wilson.

Signature: Charlotte Wilson

Date: 3/10/04

Witness: E. Daniel Feather

Name: E. DANIEL FEATHER

Owner Notary Block:

The forgoing instrument was acknowledge before me this 10th day of March, 2004 by Charlotte Wilson, who is personally known to me.

[Signature]
Notary Public

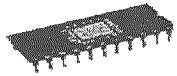


Cindy M. Hinkley
Commission #DD173142
Expires: Jan 28, 2007
Bonded Thru
Atlantic Bonding Co., Inc

Tim O'Shaughnessy 407-435-0423.

Sincerely,

Timothy O'Shaughnessy
ComSoEast, Inc.



Greg Holcomb

04/15/2004 05:08 PM

To: Earnest McDonald/Seminole@Seminole
cc:
Subject: Re: Communication at Mystic Cove

I have reviewed the co-location and application per our earlier phone discussion. Additionally, I received the fax today on the coverage need letter from T Mobile that we spoke of.

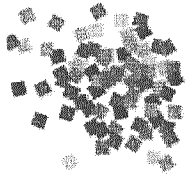
The area identified on the application falls within the standard mileage spacing of typical cell towers design and engineering criteria. The 417 corridor would be covered in the proposed design.

The information provided seemed to be less than acceptable to insure proper co-location could be achieved. A simple form letter on T Mobile letterhead indicating "all co-location options have been exhausted" does not tend to provide enough documentation as to this being the case. Suggestions would include letters from the tower owners, tenants, and/or property owners of existing structures indicating that co-location was not acceptable and a reason for the denial. This methodology would provide a better understanding that co-location efforts had truly been exhausted. The reason is important as the County regularly get requests from property acquisition agents to provide letters simply stating we would not allow co-location. We only do so if that is truly the case and there is an engineering/design reason to support the same. Another means may be a letter from Utilities in the area such as Progress Energy regarding high power transmission structures/towers. Utility substations in the area could also be researched and exhausted. These have become industry standard locations for co-location efforts that are more conducive to neighborhood acceptance than that of new structures.

I would recommend additional documentation on the efforts that exhausted co-location. At a minimum, T-Mobile should identify what efforts were exhausted.

Let me know if you need any additional information.

Earnest McDonald/Seminole



Earnest McDonald/Seminole

04/12/2004 12:53 PM

To: Greg Holcomb/Seminole@Seminole
cc
Subject: Communication at Mystic Cove

Hi Greg. Please confirm your receipt of the interoffice mail delivery of the Mystic Cove communication tower special exception. Thanks!

Earnest McDonald, AICP
Principal Coordinator, Current Planning
Seminole County Government
Planning & Development Department
Planning Division
1101 East First Street
Sanford, FL 32771-1468
407-665-7430 Phone
407-665-7385 Fax



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BS 2004-007

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

☐ **VARIANCE**

☒ **SPECIAL EXCEPTION** A 160' communication tower and facility

☐ **MOBILE HOME SPECIAL EXCEPTION**

☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT

MOBILE HOME IS FOR

YEAR OF MOBILE HOME SIZE OF MOBILE HOME

ANTICIPATED TIME MOBILE HOME IS NEEDED

PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	TBCOM Properties LLC	John McGinty, Pioneer Land Use Services
ADDRESS	1133 Louisiana Ave #114 Winter Park, FL 32789	2006 E Washington St. Orlando FL 32803
PHONE 1	407-622-1377	407-435-8529
PHONE 2	fax 407-622-2181	407-895-3757
E-MAIL	toshaghnessy@comcast.com	jmcginty@pioneerlanduse.com

PROJECT NAME: TB105 - Jeff Young

SITE ADDRESS: _____

CURRENT USE OF PROPERTY: Apartment Complex / vacant easement

LEGAL DESCRIPTION: See attached survey

SIZE OF PROPERTY: .13 AC acre(s) PARCEL I.D. 31-21-31-514-0000-0010

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on April 26, 04
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT*

DATE

* Proof of owner's authorization is required with submittal if signed by agent.

CE 3:

ARIANCE 4:

ARIANCE 5:

ARIANCE 6:

ARIANCE 7:

ARIANCE 8:

AL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

CC PUBLIC HEARING DATE

OR OFFICE USE ONLY

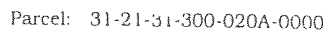
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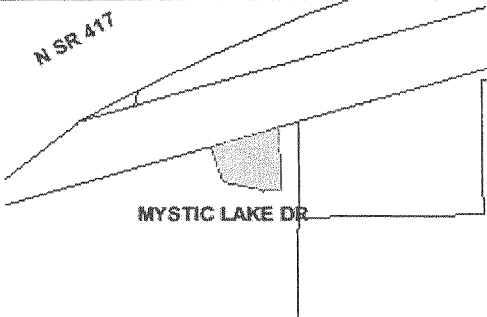
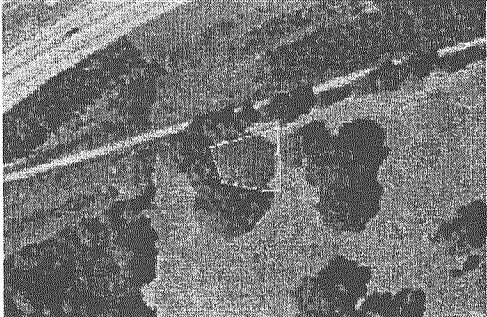
EE: 3370 COMMISSION DISTRICT 1 FLU/ZONING H1PTR/PUD

LOCATION FURTHER DESCRIBED AS LOCATED SURROUNDING MYSTIC LAKE DRIVE, ON THE EAST, WEST & NORTH, ON THE NORTH SIDE OF THE INTERSECTION WITH W SR 426

PLANNER DATE

EFFICIENCY COMMENTS SEE FILE FOR #2000-56/04-02.55-1 [CUT/ITE# DO# 0-2/060013(A)]
OPY INCLUDED WITH ORIGINAL APPLICATION IN FOLDER FOR THIS ITEM (BS2cc4-w7)



PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ Back ▶												
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																	
<p align="center">GENERAL</p> <p>Parcel Id: 31-21-31-514-0000-001A Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: WILSON JOHNNY Exemptions:</p> <p>Address: 2600 WRIGHTS RD</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address:</p> <p>Subdivision Name: MYSTIC COVE</p> <p>Dor: 00-VACANT RESIDENTIAL</p>			<p align="center">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$3,380</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$3,380</p> <p>Assessed Value (SOH): \$3,380</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$3,380</p>														
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>10/2003</td> <td>05133</td> <td>1193</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	10/2003	05133	1193	\$100	Improved	<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount:</p> <p>2003 Taxable Value:</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>		
Deed	Date	Book	Page	Amount	Vac/Imp												
QUIT CLAIM DEED	10/2003	05133	1193	\$100	Improved												
<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.130</td> <td>26,000.00</td> <td>\$3,380</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	.130	26,000.00	\$3,380	<p align="center">LEGAL DESCRIPTION PLAT</p> <p>PT OF LOT 1 DESC AS FROM W 1/4 COR RUN E 2057.61 FT N TO SLY SCL RR RW N 73 DEG 43 MIN 27 SEC E 108.1</p> <p>FT TO POB RUN N 73 DEG 43 MIN 27 SEC E 92.71 FT S 84.16 FT W 21.75 FT N 15 DEG 36 MIN 30 SEC W 1.13 FT</p> <p>N 78 DEG 32 MIN 44 SEC W 54.22 FT N 18 DEG 58 SEC W 49.06 FT TO BEG MYSTIC COVE</p> <p>PB 63 PGS 60 - 62</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
ACREAGE	0	0	.130	26,000.00	\$3,380												
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																	

BACK

PROPERTY APPRAISER
HOME PAGE

CONTACT

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

PT OF LOT 1 DESC AS FROM W 1/4 COR RUN E 2057.61 FT N TO SLY SCL RR R/W N 73 DEG 43 MIN 27 SEC E 108.1 FT TO POB RUN N 73 DEG 43 MIN 27 SEC E 92.71 FT S 84.16 FT W 21.75 FT N 15 DEG 36 MIN 30 SEC W 1.13 FT N 78 DEG 32 MIN 44 SEC W 54.22 FT N 18 DEG 58 SEC W 49.06 FT TO BEG MYSTIC COVE PB 63 PGS 60 - 62

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: JOHNNY WILSON
2600 WRIGHTS ROAD
OVIEDO, FL 32765

Project Name: MYSTIC COVE COMUNICATION TOWER

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH A 160 FT TALL CAMOUFLAGE COMMUNICATION TOWER IN THE MYSTIC COVE PUD (PLANNED UNIT DEVELOPMENT DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Earnest McDonald
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. THE PROPOSED TOWER SHALL NOT EXCEED 160 FT, AS VERIFIED BY AN RF (RADIO FREQUENCY) ENGINEER TO BE THE MINIMUM HEIGHT FOR FURTHERING WIRELESS COMMUNICATION GOALS IN THE VICINITY OF THE PROPOSED TOWER SITE.
2. THE PROPOSED TOWER SHALL BE PAINTED A MUTED COLOR TO BLEND IN WITH THE NATURAL ENVIRONMENT AND CONTAIN IN-LINE ANTENNAE ARRAYS.
3. VEHICULAR ACCESS SHALL BE RESTRICTED TO AN EXISTING 15 FT WIDE INGRESS, EGRESS AND UTILITY EASEMENT TO THE SOUTH OF THE SITE.
4. A LISTED SPECIES SURVEY SHALL BE PROVIDED PRIOR TO FINAL ENGINEERING APPROVAL.
5. PRIOR TO FINAL ENGINEERING APPROVAL, A WATER QUALITY SWALE SHALL BE PROVIDED.
6. PRIOR TO THE FINAL SITE PLAN APPROVAL, AN APPLICATION FOR FULL CONCURRENCY MANAGEMENT SHALL BE PROVIDED.
7. THE PROPOSED USE SHALL OTHERWISE COMPLY WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE AND ALL APPLICABLE CONSTRUCTION AND BUILDING CODES.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, JOHNNY WILSON, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

JOHNNY WILSON, OWNER

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

ZONING DRAWINGS

for



...T...Mobile

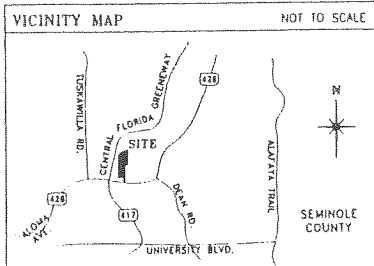
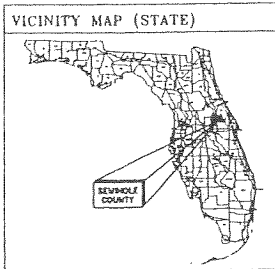
TBCOM Properties, LLC

TB105 - JEFF YOUNG

2780 MYSTIC LAKE DRIVE

OVIEDO, FLORIDA 32765

PROPOSED NEW MONOPOLE [160'-0"]



CONSULTANT TEAM

DEVELOPER:

TBCOM PROPERTIES, LLC
1133 LOUISIANA AVENUE
SUITE 114
WINTER PARK, FL 32789
TIM O'SHAUGHNESSY
(407) 435-0423

SITE PLANNING & DESIGN:

BENCHMARK DESIGN SERVICES, INC.
1252 SO. JOHN YOUNG PARKWAY
KISSIMMEE, FL 34741
(407) 932-4323

CIVIL / ELECTRICAL ENGINEER:

PW ENGINEERING SERVICES
315 BREVARD AVE.
SUITE 9
COCOA, FL 32922
(321) 836-9336

SURVEYOR:

BENCHMARK DESIGN SERVICES, INC.
1252 SO. JOHN YOUNG PARKWAY
KISSIMMEE, FL 34741
(407) 932-4323

PROJECT INFORMATION

PROJECT DESCRIPTION:

ERECT A NEW 155'-0" MONOPOLE WITH A 5' LIGHTNING ROD, OVERALL HEIGHT 160'. PROVIDE A NEW FENCED COMPOUND FOR UNMANNED, NON-INHABITABLE, OUTDOOR EQUIPMENT CABINETS (WIRELESS COMMUNICATIONS EQUIPMENT).

ZONING:

CURRENT ZONING: "PUD"
- PLANNED UNIT DEVELOPMENT

FLOOD ZONE - A(100YR) B(500YR) C(XINONE):

SUBJECT LEASE AREA: IS NOT IN A FLOOD ZONE (ZONE "X")

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED.

PLUMBING REQUIREMENTS:

FACILITY HAS NO SANITARY OR POTABLE WATER.

SETBACK REQUIREMENTS:

DISTANCE TO RESIDENTIAL PROPERTY = 300X OF TOWER HEIGHT - 480' (MINIMUM)

TOWER DATA

(NAD 83)

LATITUDE 28° 27' 25.11" N
LONGITUDE 81° 15' 18.47" W

GROUND ELEV (INGVD29) 56'
OVERALL HEIGHT OF STRUCTURE 160'-0"

SITE INFORMATION

SITE ADDRESS:

2780 MYSTIC LAKE DRIVE
OVIEDO, FLORIDA

LANDLORD:

FOX CHASE PARTNERS LTD.
1551 SANDSPUR ROAD
MAITLAND, FLORIDA 32751

MUNICIPALITY:

SEMINOLE COUNTY
520 WEST LAKE MARY BOULEVARD
SUITE 200
SANFORD, FL 32773
(407) 665-5601

PARCEL #:

31-21-31-514-0000-0010

UTILITIES

ELECTRIC - OUC
(407) 423-9018

TELEPHONE - BELLSOUTH
(866) 620-6000

SHEET INDEX

T1 - TITLE SHEET
C1 - SITE PLAN & TOWER ELEVATION
C2 - TOWER COMPOUND LAYOUT & UTILITY RACK
E1 - ELECTRICAL RISER DIAGRAM & UTILITY PLAN

SURVEY (SHEETS 1 THRU 4)

THESE DRAWINGS ILLUSTRATE THE DESIGN CONCEPTS AND LOCATIONS OF PROPOSED NEW EQUIPMENT. ALL STRUCTURAL CONNECTIONS AND EFFECTS TO THE TOWER SHALL BE CERTIFIED BY OTHERS.

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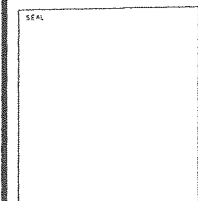
TBCOM Properties, LLC
1133 Louisiana Avenue
Suite 114
Winter Park, FL 32789
TEL: (407) 622-1077
FAX: (407) 622-2181

BENCHMARK Design Services INC.

1252 So. John Young Parkway
Kissimmee, FL 34741
TEL: (407) 932-4323
FAX: (407) 932-3555

REVISIONS	
C	01/01/04 per client comments
B	02/10/04 per client comments
A	01/19/04 for client review

FJJ	RMM
DRAWN BY	CHECKED



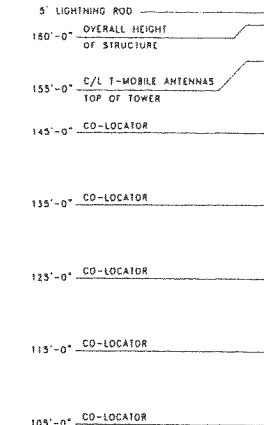
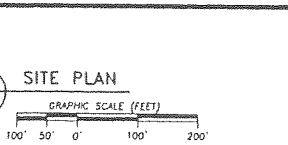
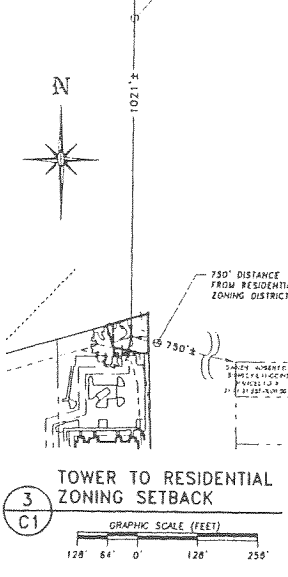
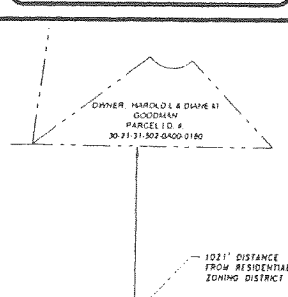
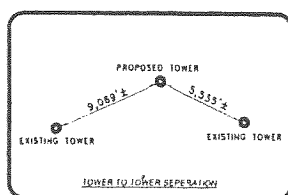
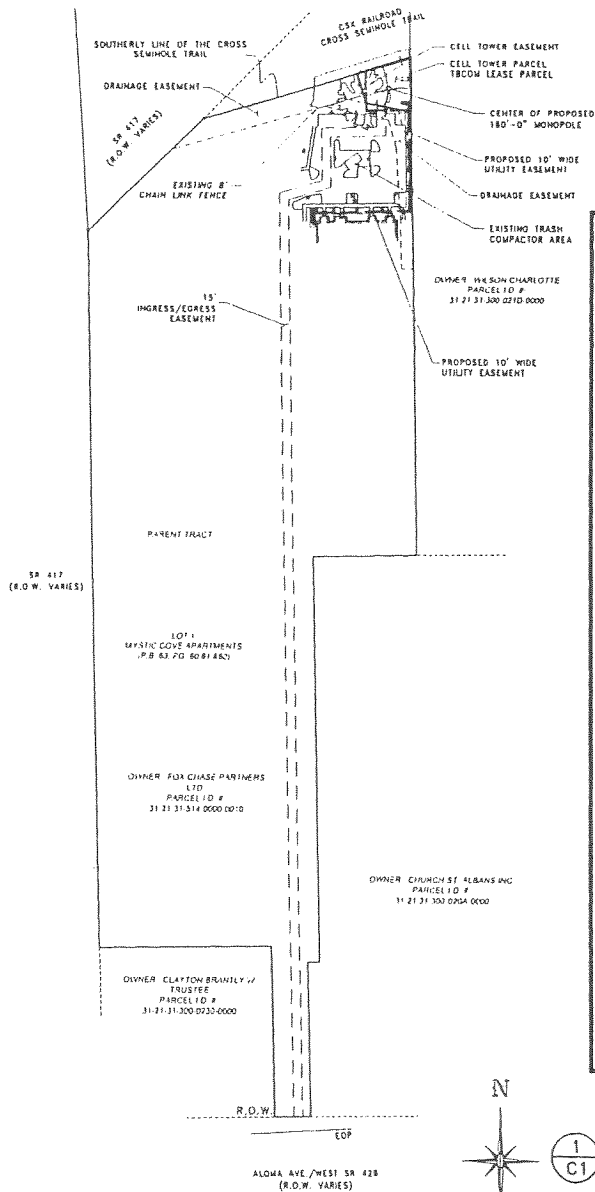
PROJECT LOCATION:

JEFF YOUNG
TB105
2780 Mystic Lake Drive
Oviedo
Seminole County
Florida

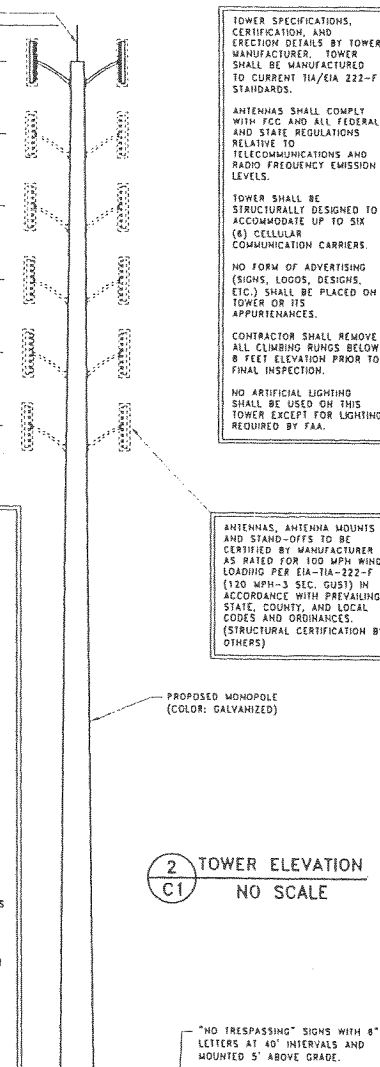
SHEET TITLE:

TITLE SHEET

SHEET NUMBER: 1 of 4
TB105 - T1



- 1.) THE TOWER FOUNDATION DESIGN SHALL BE SUPPLIED BY TBCOM. THE CONTRACTOR MAY PROPOSE AN ALTERNATE FOUNDATION DESIGN IF IT IS STAMPED BY A REGISTERED ENGINEER LICENSED TO PRACTICE IN THE STATE WHICH THE PROJECT IS LOCATED. TBCOM SHALL HAVE THE RIGHT TO APPROVE OR DISAPPROVE THIS DESIGN. DELIVERY OF ANCHOR BOLTS AND OTHER TOWER VENDOR SUPPLIED ITEMS SHALL BE COORDINATED BY THE CONTRACTOR.
- 2.) CONTRACTOR SHALL VERIFY LOCATION OF THE TOWER BASE TO THE TOWER LOCATION STAKE AND CONCLUDE IF IT IS IN ACCORDANCE WITH THE SURVEY/SITE PLAN.
- 3.) BEFORE CLEARING AND GRADING, BENCHMARKS AND OFFSETS MUST BE ESTABLISHED SO THAT THE CENTER OF THE TOWER CAN BE RE-ESTABLISHED AFTER THE SITE HAS BEEN CLEARED.
- 4.) CONTRACTOR IS RESPONSIBLE FOR CLEANING OFF RUST AND SCALE FROM REBAR WITH A WIRE BRUSH PRIOR TO USE. CONTRACTOR IS TO TIE REBAR AS TIGHTLY AS POSSIBLE TO INSURE REBAR IS NOT PUSHED TO ONE SIDE OF THE EXCAVATION.
- 5.) IF CAISSON, OR ROCK ANCHOR TYPE FOUNDATIONS ARE NECESSARY, CONTRACTOR SHALL HAVE ON HAND AN INDEPENDENT GEOTECHNICAL ENGINEER TO OBSERVE THE INSTALLATION. A REPORT OF HIS OBSERVATIONS SHALL BE SUBMITTED TO TBCOM.
- 6.) THREE (3) CONCRETE TEST CYLINDERS SHALL BE TAKEN BY A TESTING LAB, AND PROFESSIONALLY TESTED FOR THREE (3), SEVEN (7), AND TWENTY-EIGHT (28) DAYS FROM THE DATE OF POUR AND REPORT PROVIDED TO TBCOM. TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH ASTM C172, C31, AND C39. ALL CONCRETE CONSTRUCTION MUST MEET THE REQUIREMENTS OF ACI 318-99. CONTRACTOR TO PROVIDE WRITTEN TEST RESULTS OF CONCRETE STRENGTH TESTS.



TOWER SPECIFICATIONS, CERTIFICATION, AND ERECTION DETAILS BY TOWER MANUFACTURER. TOWER SHALL BE MANUFACTURED TO CURRENT TIA/EIA 222-F STANDARDS.

ANTENNAS SHALL COMPLY WITH FCC AND ALL FEDERAL AND STATE REGULATIONS RELATIVE TO TELECOMMUNICATIONS AND RADIO FREQUENCY EMISSION LEVELS.

TOWER SHALL BE STRUCTURALLY DESIGNED TO ACCOMMODATE UP TO SIX (6) CELLULAR COMMUNICATION CARRIERS.

NO FORM OF ADVERTISING (SIGNS, LOGOS, DESIGNS, ETC.) SHALL BE PLACED ON TOWER OR ITS APPURTENANCES.

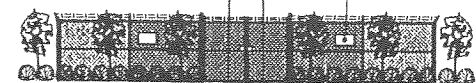
CONTRACTOR SHALL REMOVE ALL CLIMBING RUNGS BELOW 8 FEET ELEVATION PRIOR TO FINAL INSPECTION.

NO ARTIFICIAL LIGHTING SHALL BE USED ON THIS TOWER EXCEPT FOR LIGHTING REQUIRED BY FAA.

ANTENNAS, ANTENNA MOUNTS AND STAND-OFFS TO BE CERTIFIED BY MANUFACTURER AS RATED FOR 100 MPH WIND LOADING PER IIA-TIA-222-F (120 MPH-3 SEC. GUST) IN ACCORDANCE WITH PREVAILING STATE, COUNTY, AND LOCAL CODES AND ORDINANCES. (STRUCTURAL CERTIFICATION BY OTHERS)

2 TOWER ELEVATION
C1 NO SCALE

"NO TRESPASSING" SIGNS WITH 8" LETTERS AT 40' INTERVALS AND MOUNTED 5' ABOVE GRADE.



TBCOM

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FJJ RMM
DRAWN BY CHECKED

SEAL

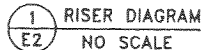
PROJECT LOCATION

JEFF YOUNG
TB105
2780 Mystic Lake Drive
Oviedo
Seminole County
Florida

SHEET TITLE

SITE PLAN & TOWER ELEVATION

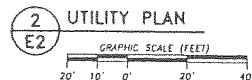
SHEET NUMBER 2 of 4
TB105 - C1



10,000 AIC 120/240V-1PH, 3 WIRE, 100A MLO

$$\left(\frac{12.0 \text{ KVA}}{240 \text{ V}} \right) = 50 \text{ AMPS}$$

- 1.) ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN THE WORK, OWNER/OWNER'S REPRESENTATIVE, CONTRACTOR SHALL NOTIFY OWNER, OR OWNER'S REPRESENTATIVE, UPON DISCOVERY OF THE PROBLEM, AND SHALL PROCEED WITH THAT PORTION OF THE WORK UNTIL OWNER HAS DIRECTED CORRECTIVE ACTION.
- 2.) CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS THAT ARE PART OF AND AFFECT THE INSTALLATION OF THE FINAL SYSTEM DEPICTED ON THESE DRAWINGS.
- 3.) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- 4.) CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED INTO PROPER WORKING ORDER.
- 5.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK.
- 6.) THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER/OWNER'S REPRESENTATIVE.
- 7.) ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER.
- 8.) ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
- 9.) CONTRACTOR SHALL WARRANT ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.
- 10.) ALL REQUIRED INSURANCE SHALL BE SECURED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- 11.) CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO COMMENCING WORK OR ORDERING MATERIALS.
- 12.) CONTRACTOR SHALL SUBMIT TO OWNER CUT SHEETS AND/OR SHOP DRAWINGS OF FIXTURES, ASSEMBLIES, EQUIPMENT, AND MATERIALS PROVIDED BY CONTRACTOR.
- 13.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF CONSTRUCTION DEBRIS AND CLEANUP OF AFFECTED WORK AREAS DIRECTLY RESULTING FROM CONTRACTOR'S WORK.
- 14.) CONTRACTOR SHALL LABEL ALL PANELS, ENCLOSURES, AND ELECTRICAL WIRING IN A MANNER THAT IS APPROPRIATE BY OWNER AND/OR OWNER'S REPRESENTATIVE.
- 15.) CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEMATIC DOWN TIE, ETC. ANY VIOLATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- 16.) CONTRACTOR SHALL COORDINATE METER SOCKET LOCATION AND TYPE WITH THE LOCAL POWER COMPANY.
- 17.) CONTRACTOR SHALL SEAL ALL CONDITE AND WIRE ENDS FROM MOISTURE INFILTRATION.
- 18.) ALL CONDUITS SHALL BE COPPER WITH THIN WALL.



TB105 - F1

BOUNDARY SURVEY of the TBCOM Lease Parcel 2780 Mystic Lake Drive, Oviedo, Florida 32765 prepared for



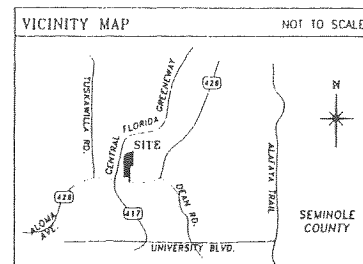
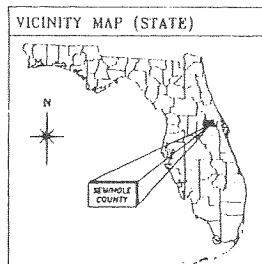
TBCOM Properties, LLC
1133 Louisiana Avenue
Suite 114
Winter Park, FL 32789

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD 428 AS BEING SOUTH 89°13'37" WEST.
 - THIS IS A BOUNDARY SURVEY OF THE TBCOM LEASE PARCEL ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
 - ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NATIONAL GEODETIC SURVEY (NGS) HAYD 88 DATUM. ELEVATIONS WERE ESTABLISHED BY AN NGS MONUMENT DESIGNATED "S 78 RESET"; ELEVATION = 74.66'. ON SITE ELEVATIONS ARE AS FOLLOWS:
BM#1 - CONCRETE MONUMENT ON THE NORTHEAST CORNER OF TBCOM CELL TOWER LEASE PARCEL, ELEVATION = 35.93'.
BM#2 - NAIL AND DISK ON PARKING AREA OF APARTMENTS 108' SOUTH SOUTHWEST OF THE SOUTHEAST CORNER OF TBCOM CELL TOWER LEASE PARCEL, ELEVATION = 38.06'.
 - THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY OF THE TBCOM LEASE PARCEL ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER SIMILAR ENTITY.
 - THE TBCOM LEASE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120188 0310 E, EFFECTIVE DATE APRIL 17, 1993.
 - GEOGRAPHIC INFORMATION IS BASED ON HORIZONTAL VALUES DERIVED FROM NGS MONUMENT DESIGNATED "S 78 RESET", UTILIZING GPS OBSERVATION AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE CONVERSION TO NAD27 VALUE WAS PERFORMED UTILIZING "ASHTECH SOLUTIONS SOFTWARE (VERSION 2.50)". THE HORIZONTAL AND VERTICAL ACCURACIES ARE CERTIFIED TO BE WITHIN FAA 2C TOLERANCES (HORIZONTAL: 50'± AND VERTICAL 20'±).
- CENTER OF THE PROPOSED TOWER:
- | | NAD83 | NAD27 | HAYD88 |
|-----------|----------------|----------------|----------------------------|
| LATITUDE | 28° 17' 25.11" | 28° 31' 24.10" | GROUND ELEVATION: 56' AMSL |
| LONGITUDE | 81° 15' 18.87" | 81° 15' 18.07" | |
- UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION IS PERFORMED.
 - I HEREBY CERTIFY TO TBCOM LLC; THE FOLLOWING:
- THE BOUNDARY LINES AND DIMENSIONS OF THE PROPOSED LEASE AREA, ACCESS AND UTILITY EASEMENTS, INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON ARE CORRECT.
- THE DISTANCE FROM THE NEAREST INTERSECTING STREET, ROAD AND OTHER POINT OF REFERENCE IS AS SHOWN HEREON.
- CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL ALLEYS, STREETS, ROAD RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH THE SURVEYOR HAS BEEN ADVISED AFFECTS THE SUBJECT PROPERTY (EACH HAS BEEN IDENTIFIED BY INSTRUMENT VOLUME AND PAGE NUMBER IF AVAILABLE).
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS OR CONFLICTS; FURTHER THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY NOT VISIBLE ON THE GROUND.
- THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS OR VISIBLE ITEMS, AS APPLICABLE, IS AS INDICATED HEREON.
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- CORRECTLY INDICATES THE FLOOD ZONE DESIGNATION OF THE SUBJECT PROPERTY AND EXPLANATION THEREOF AS DEFINED IN THE NATIONAL FLOOD INSURANCE PROGRAM BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CORRECTLY DEPICTS THE LATITUDE AND LONGITUDINAL COORDINATE OF THE COMPOUND CENTER, TO 50'± AND THE ELEVATION ABOVE MEAN SEA LEVEL OF THE EXISTING STRUCTURE TO AN ESTIMATED ACCURACY OF 10'±. THE VERTICAL DATUM IS HAYD88. VALUES FOR LATITUDE AND LONGITUDE ARE PROVIDED IN BOTH THE NAD27 AND NAD83 DATUMS.
 - BASED UPON OUR FIELD WORK THE SUBJECT PARCEL HAS ACCESS TO STATE ROAD 428 (A PUBLIC RIGHT OF WAY) BY MEANS OF AN INGRESS/EGRESS EASEMENT (OR BK 5133 PG 1183) DESCRIBED IN THIS SURVEY. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES HAVE BEEN DISCLOSED TO THIS SURVEYOR WHICH WOULD PRECLUDE ACCESS FROM THE TBCOM LEASE PARCEL TO THAT PUBLIC RIGHT-OF-WAY.
 - THIS SURVEY WAS CONDUCTED WITH REFERENCE TO TITLE COMMITMENT NUMBER FA-C-84334, ISSUED BY FIRST AMERICAN TITLE INSURANCE CORPORATION, WITH AN EFFECTIVE DATE OF JANUARY 09, 2004 AT 8:00 A.M. ALL EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD INCLUDED WITHIN THAT TITLE COMMITMENT, AS PERTINENT TO THE TBCOM LEASE PARCEL ARE DEPICTED ON THIS SURVEY. THE TBCOM LEASE PARCEL SHOWN AND DESCRIBED ON THIS SURVEY, LIES ENTIRELY WITHIN THE DESCRIBED CELL TOWER PARCEL.
 - THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE NUMBER FA-C-84334, ISSUED BY FIRST AMERICAN TITLE INSURANCE CORPORATION, WITH AN EFFECTIVE DATE OF JANUARY 09, 2003 AT 8:00 A.M. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT THAT ARE PERTINENT TO THE TBCOM LEASE PARCEL, AND ITS ACCESS AND UTILITY EASEMENTS, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY.

SCHEDULE B-H (EXCEPTIONS):

- | | | | | |
|----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|---|
| 1. NOT APPLICABLE TO THIS SURVEY | 9. AS SHOWN ON THIS SURVEY | 17. NOT APPLICABLE TO THIS SURVEY | 25. NOT APPLICABLE TO THIS SURVEY | 33. NOT APPLICABLE TO THIS SURVEY |
| 2. NOT APPLICABLE TO THIS SURVEY | 10. NOT APPLICABLE TO THIS SURVEY | 18. NOT APPLICABLE TO THIS SURVEY | 26. NOT APPLICABLE TO THIS SURVEY | 34. NOT APPLICABLE TO THIS SURVEY |
| 3. NOT APPLICABLE TO THIS SURVEY | 11. NOT APPLICABLE TO THIS SURVEY | 19. NOT APPLICABLE TO THIS SURVEY | 27. NOT APPLICABLE TO THIS SURVEY | 35. NOT APPLICABLE TO THIS SURVEY |
| 4. NOT APPLICABLE TO THIS SURVEY | 12. NOT APPLICABLE TO THIS SURVEY | 20. NOT APPLICABLE TO THIS SURVEY | 28. NOT APPLICABLE TO THIS SURVEY | 36. TIME WARNER CABLE EASEMENT ACROSS ENTIRE PROPERTY |
| 5. NOT APPLICABLE TO THIS SURVEY | 13. NOT APPLICABLE TO THIS SURVEY | 21. NOT APPLICABLE TO THIS SURVEY | 29. NOT APPLICABLE TO THIS SURVEY | 37. NOT APPLICABLE TO THIS SURVEY |
| 6. NOT APPLICABLE TO THIS SURVEY | 14. NOT APPLICABLE TO THIS SURVEY | 22. NOT PLOTTABLE | 30. AS SHOWN ON THIS SURVEY | 38. NOT APPLICABLE TO THIS SURVEY |
| 7. NOT APPLICABLE TO THIS SURVEY | 15. NOT APPLICABLE TO THIS SURVEY | 23. NOT PLOTTABLE | 31. NOT APPLICABLE TO THIS SURVEY | 39. NOT APPLICABLE TO THIS SURVEY |
| 8. NOT APPLICABLE TO THIS SURVEY | 16. NOT APPLICABLE TO THIS SURVEY | 24. NOT APPLICABLE TO THIS SURVEY | 32. AS SHOWN ON THIS SURVEY | |



LEGEND

- | | | | |
|--------|-------------------------------------|---|--------------------------|
| A/C | AIR CONDITIONER | ○ | OAK TREE (SIZE AS NOTED) |
| BM | BENCHMARK | ⊙ | HIGH POLE |
| BOC | BACK OF CURB | ⊥ | ILCO PEDESTAL |
| (C) | CALCULATED | ⊙ | FIRE HYDRANT ASSEMBLY |
| C/L | CENTER LINE | ⊙ | BUILDING AREA |
| CM | CONCRETE MONUMENT | ⊙ | PAD MOUNT TRANSFORMER |
| CMC | CONCRETE | ⊙ | NAIL & DISK |
| (D) | DEED DIMENSION | ⊙ | IRON ROD/REBAR |
| EOP | EDGE OF PAVEMENT | ⊙ | BENCHMARK |
| (F) | FIELD MEASUREMENT | ⊙ | SPOT ELEVATION |
| FCM | FOUND CONCRETE MONUMENT | ⊙ | WATER VALVE |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | ⊙ | DRAIN |
| FN&D | FOUND NAIL & DISK | ⊙ | |
| FIP | FOUND IRON PIPE | ⊙ | |
| FIR | FOUND IRON ROD | ⊙ | |
| IR | IRON ROD | ⊙ | |
| I.D. | IDENTIFICATION | ⊙ | |
| (L) | LEGAL | ⊙ | |
| N&D | NAIL AND DISK | ⊙ | |
| NGS | NATIONAL GEODETIC SURVEY | ⊙ | |
| O.R. | OFFICIAL RECORD | ⊙ | |
| (P) | PLAT DIMENSION | ⊙ | |
| P.B. | PLAT BOOK | ⊙ | |
| PG. | PAGE | ⊙ | |
| PLS | PROFESSIONAL LAND SURVEYOR | ⊙ | |
| POB | POINT OF BEGINNING | ⊙ | |
| POC | POINT OF COMMENCEMENT | ⊙ | |
| POF | POINT OF TERMINATION | ⊙ | |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER | ⊙ | |
| (R) | RACIAL LINE | ⊙ | |
| R.O.W. | RIGHT-OF-WAY | ⊙ | |
| RLS | REGISTERED LAND SURVEYOR | ⊙ | |
| SINC | SET 3/8" CAPPED IRON ROD | ⊙ | |
| SN&D | SET NAIL & DISK | ⊙ | |

NOTE: THIS SURVEY NOT COMPLETE WITHOUT SHEETS 1 THRU 4.

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

Joseph W. Bibler, P.S.M.
Professional Surveyor and Mapper
State of Florida Reg. No. 5810

Date Signed



**BENCHMARK
Design Services
INC.**

1252 So. John Young Pkwy
Kissimmee, FL 34741

TEL: (407) 932-4323
FAX: (407) 932-3555

LICENSE # LB 7190

SURVEY TYPE

**BOUNDARY
SURVEY**

CERTIFIED TO

TBCOM

CAD FILE / REVISION

JeffYoungSurvey(12-20-04).dwg

REVISIONS

NO.	DATE	DESCRIPTION
1	12/3/03	FIELD DATE
2	03/08	FIELD BOOK
3	22	PAGE(S)

12/3/03	03/08	22
FIELD DATE	FIELD BOOK	PAGE(S)

KS	EJ	RMM
SURVEYED BY	DRAWN BY	CHECKED BY

31	21 S.	31 E.
SECTION	TOWNSHIP	RANGE

SITE LOCATION

Jeff Young
TB105

2780 Mystic Lake Drive
Oviedo
Seminole County
Florida

SHEET INFO

**TITLE
SHEET**

SHEET NUMBER 1 of 4

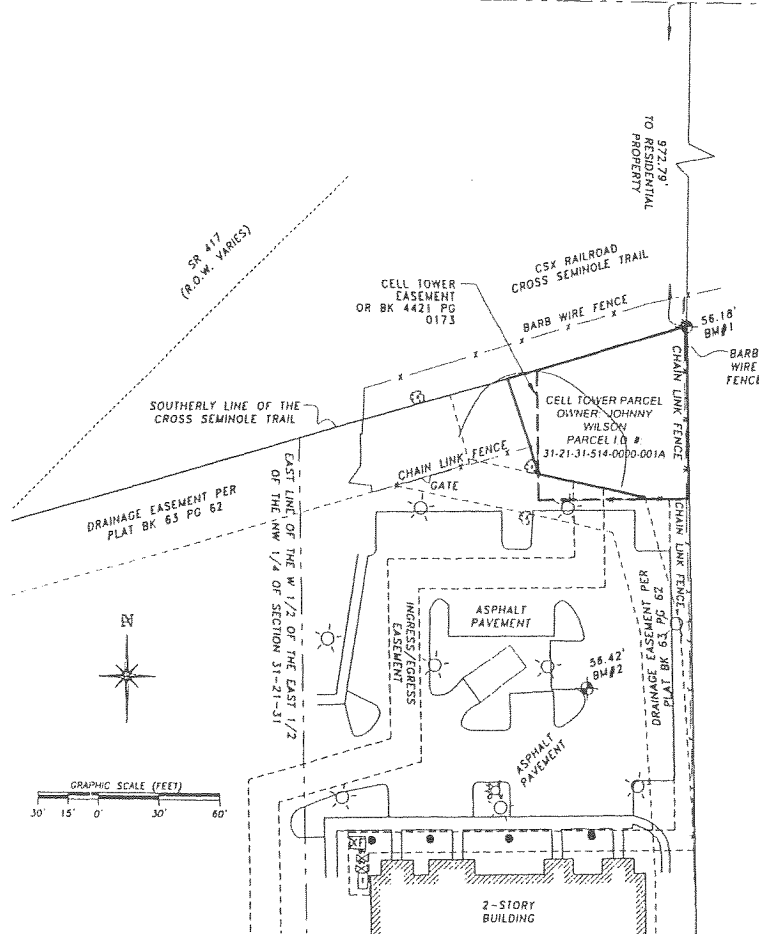
TB105-S1

LOT 7
ROANNESTATES
(P.B. 19, PG. 22 & 23)

LOT 17
ROANNESTATES
(P.B. 19, PG. 22 & 23)

LOT 18
ROANNESTATES
(P.B. 19, PG. 22 & 23)

LOT 19
ROANNESTATES
(P.B. 19, PG. 22 & 23)



BENCHMARKS
BM#1 - IRON ROD 32' SOUTHWEST OF THE NORTHEAST CORNER OF TBCOM CELL TOWER PARCEL, ELEVATION = 56.18'.
BM#2 - IRON ROD 86' SOUTH SOUTHWEST OF THE NORTHWEST CORNER OF TBCOM CELL TOWER PARCEL, ELEVATION = 56.42'.

NOTE:
THIS SURVEY NOT COMPLETE WITHOUT SHEETS 1-4, SEE SHEET 1 FOR CERTIFICATION.



BENCHMARK Design SERVICES INC.

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CERTIFIED TO:
TBCOM

CAD FILE: REVISION
JeffYoungSurvey(2-20-04).dwg

REVISIONS:		

12/3/03	03/08	22
FIELD DATE	FIELD BOOK	PAGE(S)

KS	FJJ	RMM
SURVEYED BY	DRAWN BY	CHECKED BY

31	21 S.	31 E.
SECTION	TOWNSHIP	RANGE

SITE LOCATION
**Jeff Young
TB105**
 2780 Mystic Lake Drive
 Oviedo
 Seminole County
 Florida

SHEET TITLE:
**PROXIMITY
MAP**

SHEET NUMBER
TB105-S3

1252 So. John Young Pkwy.
Kissimmee, FL 34741

TEL: (407) 932-4323
FAX: (407) 932-3555

LICENSE # LB 7190

SURVEY TYPE	
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BOUNDARY SURVEY

CERTIFIED TO

T8COM

EAD FILE DIVISION

jellyyoungsurvey12-20-041.dwg

REVISIONS

12/3/03	03/08	22
FIELD DATE	FIELD BOOK	PAGE(S)

KS	FJJ	RMM
SURVEYED BY	DRAWN BY	CHECKED BY

31	21 S.	31 E.
SECTION	TOWNSHIP	RANGE

SITE LOCATION

Jeff Young
TB105

2780 Mystic Lake Drive
Oviedo
Seminole County
Florida

SECRET

LEGAL DESCRIPTIONS

SHEET NUMBER

4	or	4
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TB105-S4

NOTE:
THIS SURVEY NOT COMPLETE WITHOUT SHEETS 1-4, SEE SHEET 1 FOR CERTIFICATION

CELL TOWER PARCEL AND IRGOM LEASE PARCEL (OR BK 513 PG 1193)(PROVIDED BY CLIENT - NOT INCLUDED WITHIN ABSTRACT OF TITLE FOR TITLE COMMITMENT FA-C-64134):

A PORTION OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN NORTH 89°13'20" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31, FOR A DISTANCE OF 2057.61 FEET TO A POINT ON THE WEST 1/2 OF THE EAST 1/2 OF THE SAID NORTHWEST 1/4 OF SECTION 31; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, RUN NORTH 00°57'36" WEST, ALONG THE SAID EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4, FOR A DISTANCE OF 1729.26 FEET TO THE SOUTHERLY LINE OF THE CROSS OF 108.11 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 75°43'27" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY LINE, FOR A DISTANCE OF 108.11 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY LINE, RUN NORTH 73°43'27" EAST, FOR A DISTANCE OF 82.71 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 00°57'36" WEST, ALONG THE WEST LINE OF THE CROSS OF 108.11 FEET, FOR A DISTANCE OF 82.71 FEET; THENCE RUN SOUTH 89°03'53" WEST, FOR A DISTANCE OF 21.75 FEET; THENCE RUN NORTH 15°36'30" WEST, FOR A DISTANCE OF 48.16 FEET; WEST, FOR A DISTANCE OF 54.22 FEET; THENCE RUN NORTH 18°00'38" WEST, FOR A DISTANCE OF 49.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES, MORE OR LESS.

EASEMENT FOR CELLULAR PHONE TOWER (OR BK 4421 PG 0173):

A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 31; THENCE RUN NORTH 89°13'20" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31 FOR A DISTANCE OF 2057.81 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SAID NORTHWEST 1/4 OF SECTION 31; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°57'36" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1728.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; THENCE DEPARTING SAID EAST LINE RUN NORTH 73°43'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 123.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73°43'27" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 77.77 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 00°56'10" EAST FOR A DISTANCE OF 84.16 FEET; THENCE RUN SOUTH 89°03'53" WEST FOR A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 00°56'10" WEST FOR A DISTANCE OF 63.58 FEET TO AFORESAID POINT OF BEGINNING.

CONTAINING 0.127 ACRES, MORE OR LESS.

INGRESS/EGRESS EASEMENT. OR BK 5133 PG 1183:

A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 31, THENCE RUN NORTH 89°13'20" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31, FOR A DISTANCE OF 2029.45 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 89°46'40" WEST FOR A DISTANCE OF 49.05 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALOWA AVENUE WEST (S# 428), ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°57'35" WEST FOR A DISTANCE OF 1513.25 FEET; THENCE RUN NORTH 73°41'42" EAST FOR A DISTANCE OF 73.96 FEET; THENCE RUN NORTH 00°57'35" WEST FOR A DISTANCE OF 88.25 FEET; THENCE RUN NORTH 89°03'53" EAST FOR A DISTANCE OF 92.72 FEET; THENCE RUN NORTH 00°56'07" WEST FOR A DISTANCE OF 36.91 FEET; THENCE RUN NORTH 89°03'53" WEST FOR A DISTANCE OF 15.38 FEET; THENCE SOUTH 00°58'07" EAST FOR A DISTANCE OF 40.82; THENCE RUN SOUTH 89°05'53" WEST FOR A DISTANCE OF 92.70 FEET; THENCE RUN SOUTH 00°57'35" WEST FOR A DISTANCE OF 1501.86 FEET; THENCE RUN SOUTH 73°41'42" WEST FOR A DISTANCE OF 73.97 FEET; THENCE RUN SOUTH 00°57'35" EAST FOR A DISTANCE OF 1501.86 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°13'57" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 15.00 FEET TO THE AFORESAID POINT OF BEGINNING.

CONTAINS 0.621 ACRES, MORE OR LESS.

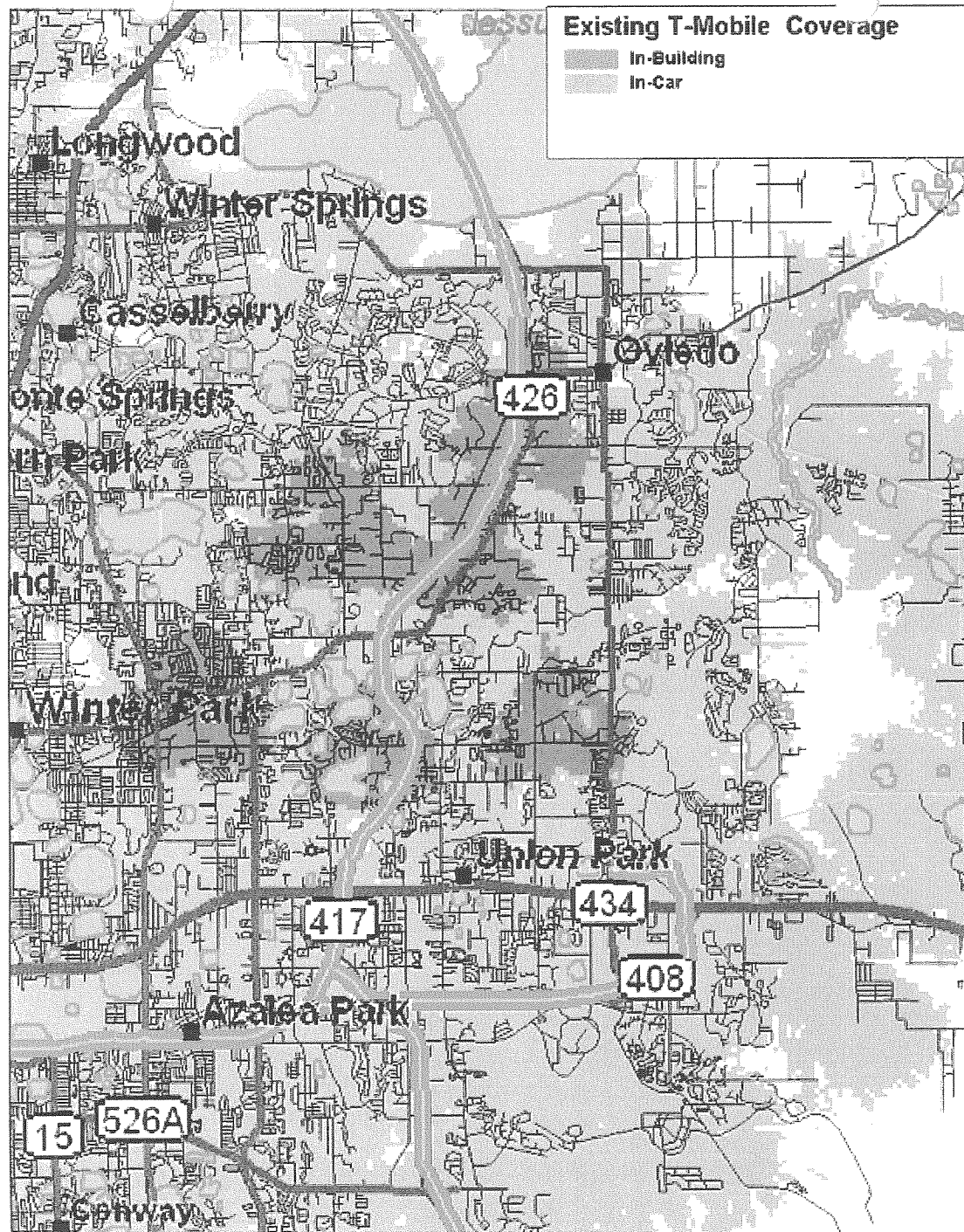
10' WIDE UTILITY EASEMENT:

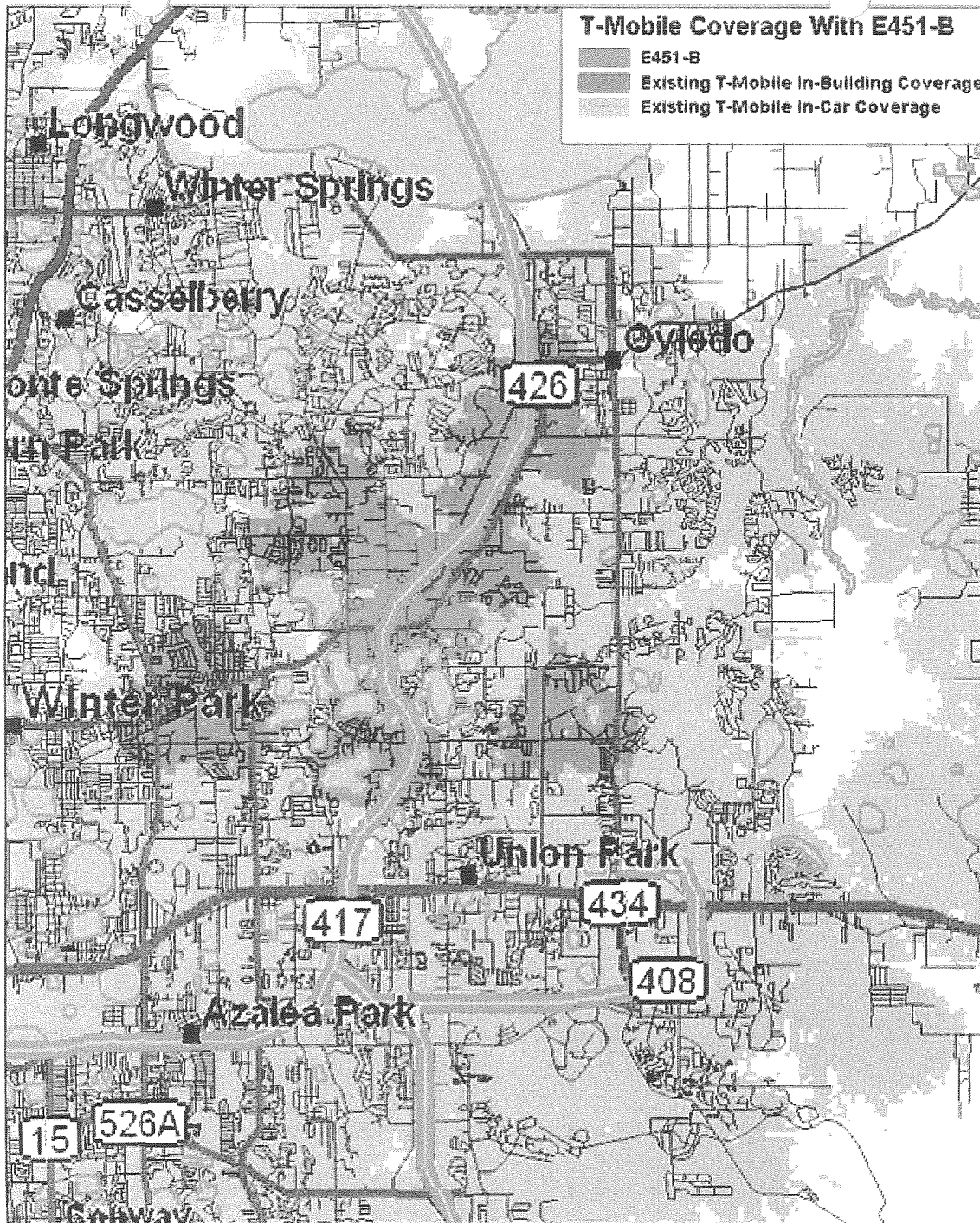
A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BCN'32'00" EAST; ALONG THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 89°05'20" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31, FOR A DISTANCE OF 2037.81 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SAID NORTHWEST 1/4 OF SECTION 31; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, RUN NORTH 00°56'10" WEST, FOR A DISTANCE OF 172.00 FEET TO THE INTERSECTION OF THE CROSS DEPARTMENTAL TRAIL; THENCE DEPARTING FROM THAT POINT AND RUNNING NORTHERLY RIGHT OF WAY LINE, RUN SOUTH 89°03'53" WEST, FOR A DISTANCE OF 162.00 FEET; THENCE RUN NORTH 89°03'53" EAST, FOR A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE CROSS DEPARTMENTAL TRAIL; THENCE DEPARTING FROM THAT POINT AND RUNNING SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00°56'10" EAST, FOR A DISTANCE OF 200.81 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 89°03'53" WEST, FOR A DISTANCE OF 162.00 FEET; THENCE RUN NORTH 00°56'10" WEST, FOR A DISTANCE OF 31.00 FEET; THENCE RUN NORTH 89°03'53" EAST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES, MORE OR LESS.

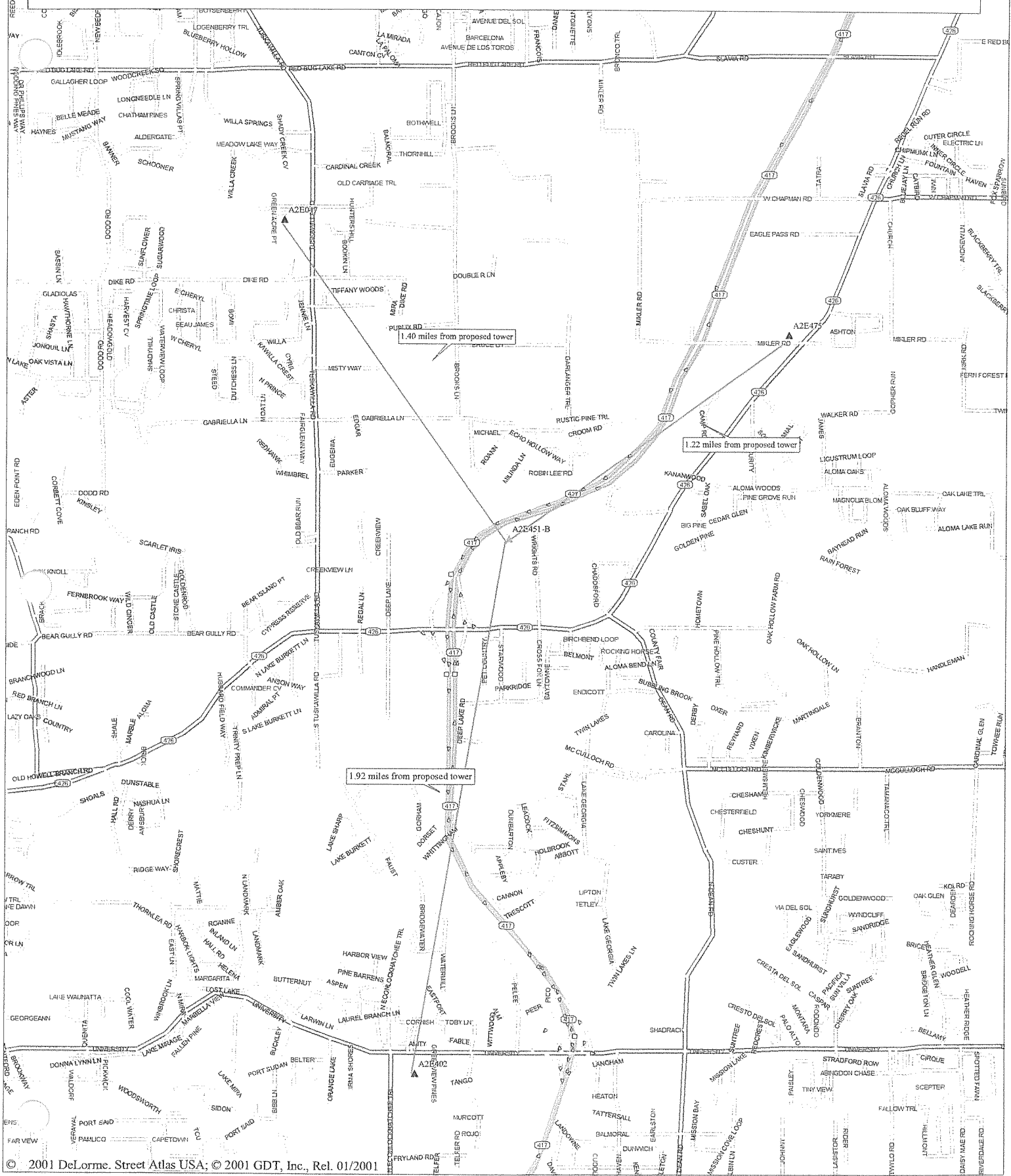




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Distance to existing tower locations





Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed